

WHEREAS, a certain Declaration of Restrictions for Callalantee Mountain Resort is recorded in Miscellaneous Book 18, at Page 604, Johnson County, Tennessee, Public Registry; and NOW, THEREFORE, it is hereby resolved that Paragraph 17 of the Declaration of Restrictions be and the same as amended as follows (proposed change in bold and italics):

17. Every person or entity who is a record owner of a fee or undivided fee interest in any tract subject to these Declarations of Restrictions, by acceptance of a deed, therefore, agrees to become and shall become a member of the property owners' association to be known as the Callalantee Mountain Resort Property Owners' Association and shall be subject to the rules and regulations of the Association. This Association shall be formed by the Tract owners when sixty percent (60%) of the tracts in the development shall have been sold. Each tract shall have one membership and one vote in the affairs of the Association. The Association shall promote the health, safety, and welfare of the property owners within Callalantee by providing along with other things, and without in any way limiting its purposes or services, the maintenance, repair and upkeep of the streets within the development and enforcement of the provisions of these Declarations of Restrictions. **The Association has no obligation nor intention to improve, pave or develop any platted right of way or easement that was not in such improved state as of January 17, 2006.** As such, the Association shall have full legal authority to collect such assessments and may utilize any legal means available; further, said assessments shall be considered a lien upon the tract or tracts until paid. Any expenses reasonable incurred, including legal expenses, shall be added to any delinquent assessment collected in this manner.

The second amendment is to be recorded in the Public Registry for Johnson County, Tennessee. In all other respects, with the exception of typographical and spelling errors, these Declaration of Restrictions have not been changed, modified or amended.

WHEREAS, a certain Declaration of Restrictions for Callalantee Mountain Resort is recorded in Miscellaneous Book 18, at Page 604, Johnson County, Tennessee, Public Registry; and NOW, THEREFORE, it is hereby resolved that Paragraph 3 of the Declaration of Restrictions be and the same as amended as follows (proposed change in bold and italics):

3. No structure except as hereinafter provided, shall be erected, altered, placed, or permitted to remain on any said tract other than one (1) detached single-family dwelling house not to exceed three stories above the basement, **with a minimum foundation footprint of 1000 square feet and a minimum interior living space of 1,000 square feet**, with the necessary accessory buildings, which may include a detached private garage or barn. **Properties purchased or homes constructed or approved prior to July 1, 2021 will be grandfathered to this square footage requirement if structure must be replaced due to damage or new construction.** No flat roof structure shall be permitted without the express permission of Grantor. No apartment houses shall be constructed on any tract. All Tracts subject to this Declaration of Restrictions shall be used exclusively for residential purposes and for agricultural and/or horticultural purposes.

The third amendment is to be recorded in the Public Registry for Johnson County, Tennessee. In all other respects, with the exception of typographical and spelling errors, these Declaration of Restrictions have not been changed, modified or amended.

WHEREAS, a certain Declaration of Restrictions for Callalantee Mountain Resort is recorded in Miscellaneous Book 18, at Page 604, Johnson County, Tennessee, Public Registry; and NOW, THEREFORE, it is hereby resolved that Paragraph 18 of the Declaration of Restrictions be added as follows:

18. **Due to the high risk of forest fires, all outside burning of organic debris (i.e. leaves, limbs, logs) is to be restricted to properly constructed fire pits with no flat ground burn piles and with an adequate supply of water on site. No airborne fireworks are permitted.**

The fourth amendment is to be recorded in the Public Registry for Johnson County, Tennessee. In all other respects, with the exception of typographical and spelling errors, these Declaration of Restrictions have not been changed, modified or amended.