

Prepared by and return to:

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STATE OF TENNESSEE

**AMENDMENT TO DECLARATION OF
RESTRICTIONS OF CALLALANTEE
MOUNTAIN RESORT**

COUNTY OF JOHNSON

This Amendment to the Declaration of Restrictions of Callalantee Mountain Resort Subdivision, made this ____ day of _____, 2024, by the Callalantee Mountain Resort Property Owners Association, Inc., a Tennessee corporation (the “Association”):

WHEREAS, a Declaration of Restrictions for the subject properties was recorded in Miscellaneous Book 50, Page 341 of the Johnson County Public Registry on July 27, 2021 (the “Declaration”); and

WHEREAS, pursuant to the Tenn. Code § 48-60-202, the Association may amend or supplement the Declaration with the affirmative votes or written agreement of Lot Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated; and

WHEREAS, by voting closed on February 29, 2024, this Amendment to the Declaration of Restrictions of Callalantee Mountain Resort was approved by affirmative votes of Lot Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated; and

NOW THEREFORE, the Declaration is amended as to include the following:

AMENDMENT 1

A new Paragraph 24 shall be added to the Declaration, which reads as follows:

24. Impact Fees – The Association requires that a non-refundable road impact fee be paid by the property owner, after site plans have been approved by the Architectural Review Committee as specified in Section 6 of this document and prior to any site improvement work commencing on said property that requires the use of heavy equipment such as bulldozers, track hoes, skid steers, etc. If any lot owner fails to

pay said road impact fee when due, the Association may rescind any previous site plan approvals granted by the Architectural Review Committee until the impact fee and any costs incurred by the Association in enforcement of the same are paid. The road impact fee schedule will be reviewed and updated annually by the Association Board of Directors and as of January 1, 2024, stands at \$3,000. The fee is imposed for the purpose of maintaining infrastructure that may be impacted by construction traffic and equipment.

In all other respects, with the exception of typographical and spelling errors, these Declaration of Restrictions have not been changed, modified, or amended.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to the Declaration of Restrictions of Callalantee Mountain Resort the day and year noted below.

BRUCE C. WILEY
Board President
Callalantee Property Owners Association, Inc.

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of said County and State, certify that Bruce C. Wiley personally came before me this day and acknowledged that he is the President of the Board for the Callalantee Property Owners Association, Inc., a Tennessee corporation, and that he, as President, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation.

WITNESS my hand and Notarial Seal, this _____ day of _____, 2024.

Notary Public
My Commission Expires: _____

STACEY O'NEAL
Board Secretary
Callalantee Property Owners Association, Inc.

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of said County and State, certify that Stacey O'Neal personally came before me this day and acknowledged that she is the Secretary of the Board for the Callalantee Property Owners Association, Inc., a Tennessee corporation, and that she, as Secretary, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation.

WITNESS my hand and Notarial Seal, this _____ day of _____, 2024.

Notary Public
My Commission Expires: _____