

This Instrument Prepared By:
Mark A. Rosser, Attorney
620 Market Street/5th Floor
Knoxville, Tennessee 37902

STEVE HALL
REGISTER OF DEEDS
KNOX COUNTY

**AMENDMENT TO THE COVENANTS, CONDITIONS
AND RESTRICTIONS OF CARLTON MANOR TOWNHOUSES**

THIS AMENDMENT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF CARLTON MANOR TOWNHOUSES is made and executed as of this 1st day of June 1999.

WHEREAS, the Covenants, Conditions and Restrictions of Carlton Manor Townhouses are of record in Deed Book 1949, Page 1033, in the Register's Office for Knox County, Tennessee, and said covenants are dated June 21, 1988, and were recorded June 22, 1988; and

WHEREAS, Article XII, Section 3, states in part, "This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners;"

WHEREAS, attached hereto collectively as **EXHIBIT A** are the signatures of more than ninety (90%) percent of the owners of the forty-six (46) lots in Carlton Manor Townhouses, which signatures signify the agreement and acquiescence of the Lot Owners to the Amendment as set forth herein; and

WHEREAS, some of the signatures on **COLLECTIVE EXHIBIT A** were procured over a period of time and are difficult to read, and attached hereto as **EXHIBIT B** is the Affidavit of Heather Gilliard, President of the Carolton Manor Townhouses Homeowners Association verifying the signatures and verification of the ownership of the respective units by the attached signatories;

NOW, THEREFORE, for valuable consideration, in-hand-paid, the sufficiency of which is hereby acknowledged, and pursuant to the authority of the Lot Owners as evidenced by their signatures affixed hereto as **COLLECTIVE EXHIBIT A**, Article VII of the Covenants, Conditions and Restrictions of Carlton Manor Townhouses is hereby amended and restated in its entirety:

EXTERIOR MAINTENANCE

In addition to maintenance upon the joint permanent easement, the Association shall provide exterior maintenance upon each lot which is subject to assessment hereunder, as follows: paint, repair, replacement and care of roofs, gutters, down spouts, exterior building surfaces, privacy fences, front porches and steps, and trees.

Such exterior maintenance shall not include glass surfaces or rear decks of any kind, whether constructed of timber or concrete. The maintenance of these items shall be the responsibility of the Lot Owner. Should the Lot Owner fail to maintain said items, the architectural committee may provide to said Lot Owner thirty (30) days written notice within which such repairs must be made. If the Lot Owner fails to make such repairs to the satisfaction of the committee within said period, the Association may (but shall not be obligated), make such repairs and the cost of such repairs shall be added to and become a part of the assessment to which said lot is subject.

In the event that the need for maintenance or repair of a lot or the improvements thereon is caused through the willful or negligent acts of its

owners, or through the willful or negligent acts of the family, guests, or invitees of the owner of the lot needing such maintenance or repair, the costs of such exterior maintenance shall be added to and become a part of the assessment to which such lot is subject.

Except as amended herein, all of the covenants, conditions and restrictions of Carlton Manor Townhouses as set forth in Deed Book 1949, Page 1033, in the Register's Office for Knox County, Tennessee, shall remain in full force and effect.

CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION

BY: Heather Gilliard
HEATHER GILLIARD, PRESIDENT

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **HEATHER GILLIARD**, with whom I am personally acquainted, or who was proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the **PRESIDENT** of **CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION**, the within named bargainer, a corporation, and that she as such **PRESIDENT** being authorized so to do, executed the foregoing instrument for the purposes therein contained, signing the name of the corporation by herself as **PRESIDENT**.

Witness my hand and seal at office in Knox County this 14 day of July 1999.

My commission expires May 30, 2000

Commission Expiration Date

Linda L. W. [Signature]
Notary Public

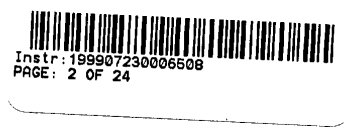
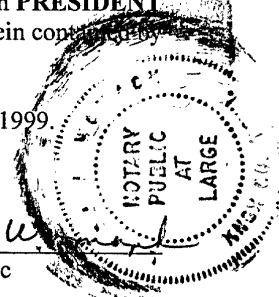


EXHIBIT A

**EXHIBIT A to the Amendment to the Covenants, Conditions
and Restrictions of Carlton Manor Townhouses**

LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #01: _____ _____	LOT #02: ✓ <u>Stephanie Collett</u> <u>Yh. Collett</u>
LOT #03: _____ _____	LOT #04: <u>Kim Embertt</u>
LOT #05: ✓ <u>Dawn Thomas</u>	LOT #06: ✓ <u>Tom C. Cornwell</u>
LOT #07: _____ _____	LOT #08: ✓ <u>Cinder Kenney</u>
LOT #09: XXXXXXXXXXXXXXXXXXXX	LOT #10: <u>Cindy Kealey</u> Lot 8
LOT #11: _____ _____	LOT #12: _____
LOT #13: _____ _____	LOT #14: XXXXXXXXXXXXXXXXXXXX
LOT #15: ✓ <u>Dorothy Smith</u>	LOT #16: <u>proch</u>

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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #01: _____ LOT #02: _____

LOT #03: _____ LOT #04: _____

LOT #05: _____ LOT #06: _____

LOT #07: _____ LOT #08: _____

LOT #09: _____ LOT #10: _____

LOT #11: _____ LOT #12: _____

LOT #13: ✓ William R. Hall _____ LOT #14: _____

LOT #15: _____ LOT #16: Margaret J. McChase

_____ John T. McChase



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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #01: _____ LOT #02: _____

LOT #03: _____ LOT #04: [✓] *Suzanne Jaidet*

LOT #05: _____ LOT #06: _____

LOT #07: _____ LOT #08: _____

[✓] LOT #09: *Sandy Larson* LOT #10: _____

LOT #11: _____ LOT #12: _____

LOT #13: *William R. Hilliard* LOT #14: _____

LOT #15: _____ LOT #16: _____



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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #01: _____ LOT #02: Stephanie Collett

Th. Collett

LOT #03: _____ LOT #04: ✓ ~~Anna Emmett~~

Helli Roberts

LOT #05: Dawn Thomas LOT #06: Joseph P. Howell

9233

9209 lot # 28 Cathy & Nelson
John D. Nelson

LOT #09: Kim McClanahan ^{PRIOR OWNER} LOT #10: Cindy Kerley

9231

9225 ✓ LOT #11: Ronald & Helen 9223

Barbara Haffin

9221 13: _____ LOT #14: Blaine J Walker

PRIOR OWNER

LOT #15: Dorothy Smith 9215 ^{protn}



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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #17: _____ LOT #18: Eddie Billings

LOT #19: [Signature] LOT #20: Melinda Smith

New 1/28/99

Daricelle Spenser

LOT #21: [Signature] LOT #22: [Signature]

Jan Douglas

LOT #23: Jennifer Ward LOT #24: _____

LOT #25: Kathy Blackburne Thomas LOT #26: _____

LOT #27: Richard La Greca *old people* LOT #28: _____

New 1/28/99 Lana Slater

LOT #29: [Signature] LOT #30: [Signature]

LOT #31: _____ LOT #32: _____



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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #17: _____ LOT #18: _____

LOT #19: _____ LOT #20: _____

LOT #21: _____ LOT #22: _____

LOT #23: ✓ *Jennifer Ward* _____ LOT #24: _____

LOT #25: _____ LOT #26: _____

LOT #27: _____ LOT #28: _____

LOT #29: _____ LOT #30: ✓ *Bert Campbell* _____

LOT #31: _____ LOT #32: _____



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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #17: _____ LOT #18: _____

LOT #19: _____ LOT #20: _____

LOT #21: _____ LOT #22: _____

LOT #23: Jennifer Ward LOT #24: _____

LOT #25: _____ LOT #26: _____

LOT #27: _____ LOT #28: _____

LOT #29: _____ LOT #30: Britt Lambert

LOT #31: [Signature] LOT #32: [Signature] ^{old people}

x



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and Restrictions of Carlton Manor Townhouses**

LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #17: _____ LOT #18: _____

LOT #19: *[Signature]* LOT #20: *Patti Smith*

LOT #21: _____ LOT #22: *[Signature]*

LOT #23: _____ LOT #24: *[Signature]*

LOT #25: _____ LOT #26: *[Signature]*

LOT #27: _____ LOT #28: ^{lot #28} *[Signature]*

LOT #29: _____ LOT #30: _____

LOT #31: _____ LOT #32: _____



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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

✓
LOT #33: John H. Bull, Sr.
Ruth S. Bull

✓
LOT #34: Carol Davis
John T. Davis, Jr.

LOT #35: Clifford M. Medlock

✓
LOT #36: Barbara K. Seifheit

LOT #37: _____

LOT #38: Robert J. W. ...

✓
LOT #39: JoAnne Wells-Drift

LOT #40: _____

LOT #41: Vickie W. Barnes
Rita ...

✓
LOT #42: Judith R. Neal

✓
LOT #43: Justis M. Wilbur

✓
LOT #44: Marlene Maxwell Hawkins
Dorosa Pettit

9228 ✓
LOT #45: John ...
Debra ...

LOT #46: _____

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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #33: John N. Bull, Sr LOT #34: _____

LOT #35: _____ LOT #36: _____

LOT #37: _____ LOT #38: ✓ [Signature]

LOT #39: _____ LOT #40: ✓ Bryant Killard
Heather Gilliard

LOT #41: _____ LOT #42: Justith P Neal

LOT #43: _____ LOT #44: _____

LOT #45: _____ LOT #46: _____



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and Restrictions of Carlton Manor Townhouses**

LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #33: John H. Bull, Sr. LOT #34: _____

LOT #35: M. H. D. G. C. LOT #36: _____

LOT #37: _____ LOT #38: [Signature]

LOT #39: _____ LOT #40: _____

LOT #41: _____ LOT #42: Judith P. Neal

LOT #43: _____ LOT #44: _____

LOT #45: _____ LOT #46: _____



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LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

LOT #33: John N. Bull, Sr. LOT #34: _____

LOT #35: _____ LOT #36: _____

LOT #37: _____ LOT #38: [Signature]

LOT #39: _____ LOT #40: _____

LOT #41: _____ LOT #42: Judith P. Neal

LOT #43: _____ LOT #44: _____

LOT #45: Retha G. McCluskey LOT #46: Micky J. Ellwade


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Lot 22
9203

Lot 19
9209

Lot 29
9210

Lot 18
9211

Lot 37
9212

Lot 17
9213

Lot 38
9214

✓ Lot 16
9215

Peggy McClure
John T. McClure

Lot 39
9216

Lot 14
9219

Lot 41
9220

Lot 12
9223

Lot 44
9226

Lot 10
9227

Lot 7
9233

Lot 3
9241

Lot 1
9245

Lot 35
405

Lot 34
407

Lot

Lot 22 _____
9203 _____

Lot 19 _____
9209 _____

Lot 29 _____
9210 _____

Lot 18 _____
9211 _____

Lot 37 _____
9212 _____

Lot 17 _____
9213 _____

Lot 38 _____
9214 _____

Lot 16 _____
9215 _____

Lot 39 _____
9216 _____

Lot 14 _____
9219 _____

✓ Lot 41 _____
9220 _____

David Kern
Cheryl P. Kern

Lot 12 _____
9223 _____

Lot 44 _____
9226 _____

Lot 10 _____
9227 _____

Lot 7 _____
9233 _____

Lot 3 _____
9241 _____

Lot 1 _____
9245 _____

Lot 35 _____
405 _____

Lot 34 _____
407 _____

Lot _____

Lot 22 _____
9203 _____

Lot 19 _____
9209 _____

Lot 29 _____
9210 _____

Lot 18 _____
9211 _____

Lot 37 _____
9212 _____

Lot 17 _____
9213 _____

Lot 38 _____
9214 _____

Lot 16 _____
9215 _____

Lot 39 _____
9216 _____

Lot 14 _____
9219 _____

Lot 41 _____
9220 _____

✓
Lot 12 _____
9223 _____
Loera G. Lopez

Lot 44 _____
9226 _____

Lot 10 _____
9227 _____

Lot 7 _____
9233 _____

Lot 3 _____
9241 _____

Lot 1 _____
9245 _____

Lot 35 _____
405 _____

Lot 34 _____
407 _____

Lot _____



Lot 22 _____
9203 _____

Lot 19 _____
9209 _____

Lot 29 _____
9210 _____

Lot 18 _____
9211 _____

Lot 37 _____
9212 _____

Lot 17 _____
9213 _____

Lot 38 _____
9214 _____

Lot 16 _____
9215 _____

Lot 39 _____
9216 _____

✓X
Lot 14 _____
9219 *Jason Peltz* .*

Lot 41 _____
9220 _____

Lot 12 _____
9223 _____

Lot 44 _____
9226 _____

✓
Lot 10 _____
9227 *Angela Carter*

✓
Lot 7 _____
9233 *Lyndi Blair*

✓X
Lot 3 _____
9241 *Rachel Bruegger*

Lot 1 _____
9245 _____

Lot 35 _____
405 *Taylor Carke*

Lot 34 _____
407 _____

32 Lot _____
406 *Tim Shaw*

Lot 22 _____
9203 _____

Lot 19 _____
9209 _____

Lot 29 _____
9210 _____

Lot 18 _____
9211 _____

✓
x Lot 37 _____
9212 *Agusto Ferrade*

Lot 17 _____
9213 _____

Lot 38 _____
9214 _____

Lot 16 _____
9215 _____

Lot 39 _____
9216 _____

Lot 14 _____
9219 _____

Lot 41 _____
9220 _____

Lot 12 _____
9223 _____

Lot 44 _____
9226 _____

Lot 10 _____
9227 *Angela Carter*

Lot 7 _____
9233 _____

Lot 3 _____
9241 _____

Lot 1 _____
9245 _____

Lot 35 _____
405 _____

Lot 34 _____
407 _____

✓
Lot 24 _____
9200 *Jennifer R. Neal*

EXHIBIT A

EXHIBIT A to the Amendment to the Covenants, Conditions and Restrictions of Carlton Manor Townhouses

LOT OWNERS IN CARLTON MANOR TOWNHOUSES HOMEOWNERS ASSOCIATION:

9213: _____ 9211 ^x _____

9209: Evan E. White LOT #20: Patti Smith

9205: _____ 9203: Michael J. Sklar

LOT #23: See List #2 LOT #24: David Ben
9201 g Margolis ^x

9202: _____ LOT #26: Shirley

9206: _____ 9208: Tony Kelly

9210: _____ 402 ³⁰ See List #2
Blu

404 ³⁰ Jim M

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LOT #01: _____ LOT #02: _____

LOT #03: _____ LOT #04: _____

LOT #05: _____ LOT #06: _____

LOT #07: _____ LOT #08: _____

LOT #09: _____ LOT #10: _____

LOT #11: _____ LOT #12: _____

LOT #13: ✓ William R. Hilliard

LOT #14: ✓ Steve G. Roberts

Jan Roberts

LOT #15: _____ LOT #16: Margaret J. McChure

John T. McChure

COLLECTIVE EXHIBIT B

**TO THAT AMENDMENT TO THE
COVENANTS, CONDITIONS AND
RESTRICTIONS OF CARLTON MANOR
TOWNHOUSES**

AFFIDAVIT

I, HEATHER GILLIARD, hereby swear and attest as follows:

1. That I am the president of Carlton Manor Townhouses Homeowners Association (the "Association").
2. That I am currently a resident at Unit 40, Carlton Manor Townhouses located at 9232 Shady Bend Lane, Knoxville, Tennessee 37922.
3. That this Affidavit is given for the purpose of verifying that the Carlton Manor Townhouses homeowners shown on the attached list have affixed their signatures to the Amendment to the Covenants, Conditions, and Restrictions of Carlton Manor Townhouses dated as of the 1st day of June 1999, and comprise not less than ninety (90%) percent of the lot owners of Carlton Manor Townhouses.
4. That the above referenced Amendment is in accordance with Article XII, Section 3 of the Declaration of Covenants, Conditions and Restrictions to the Carlton Manor Townhouses, a Planned Unit Development dated June 21, 1998, and further is in compliance with all covenants, conditions, restrictions and by-laws of the Association.

FURTHER AFFIANT SAYETH NOT, this 14 day of July 1999.

Heather Gilliard
HEATHER GILLIARD

STATE OF TENNESSEE
COUNTY OF KNOX

Sworn to and subscribed before me this 14 day of July 1999.

My commission expires May 30, 2000

Commission Expiration Date

Linda L. Womack
Notary Public



CARLTON MANOR TOWNHOUSES OWNER LISTING

Unit #	Address	Resident(s)
	Shady Bend Lane	
24	9200	Jennifer R. Neal
23	9201	Jennifer Ward
25	9202	Kathy Blackbourne Thomas
22	9203	Jan Douglas
26	9204	Daniel Wells
21	9205	Teresa Goddard
27	9206	Lanai Slater
20	9207	Melinda Smith
28	9208	John D. McGowin and Cathy L. McGowin
19	9209	Danielle Spencer
18	9211	Eddie Billingsley
37	9212	Loreto Ferrada
16	9215	John T. McClure and Margaret J. McClure
39	9216	Joanne Wells
15	9217	Dorothy Smith
40	9218	Bryant Gilliard and Heather Gilliard
14	9219	Steve W. Roberts and Jason Roberts
41	9220	David Herr and Cheryl P. Herr
13	9221	William R. Hilliard
42	9222	Judith R. Neal
12	9223	Serena C. Harper
43	9224	Judith W. Wilbur
11	9225	Randall J. Heflin and Barbara Heflin
44	9226	Teresa Pettitt
10	9227	Angela Canter
45	9228	Alicia Miller
9	9229	Sandy Larson
46	9230	Mickey J. Erlbacher
8	9231	Cindy Kenley
7	9233	Ryan F. Blair
6	9235	Tonya C. Cromwell



Unit #	Address	Resident(s)
5	9237	Dawn Thomas
4	9239	Holli Roberts
3	9241	Rachel Brueggen
2	9243	Stephanie Catlett and Kevin Catlett
	Blue Valley Lane	
30	402	James Scott Crawford
36	403	Barbara K. Leifheit
31	404	Jeffery Kirkland
35	405	Mark S. Gerke
32	406	Tim Shaw
34	407	Carole Davis and John T. Davis, Jr.
33	409	John H. Bull, Sr. and Ruth S. Bull



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