

THIS INSTRUMENT PREPARED BY COSTNER & GREENE, ATTYS., 315 HIGH STREET,
MARYVILLE, TENNESSEE 37804 BY: STEVEN J. GREENE BT-31292 dmo/rr

RESTRICTIONS APPLICABLE TO
SWEET GRASS PLANTATION PHASE 2

WHEREAS, SWEET GRASS, LLC, HEREINAFTER REFERRED TO AS "DEVELOPER" OWNS REAL PROPERTY SITUATED IN DISTRICT NO. 12 OF BLOUNT COUNTY, TENNESSEE AND IS KNOWN AND DESIGNATED AS SWEET GRASS PLANTATION PHASE 2 AS SHOWN BY MAP OF RECORD IN MAP FILE 2538B IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE, HAVING ACQUIRED SAID PROPERTY BY DEED OF RECORD IN RECORD BOOK 2069, PAGE 2717 IN SAID REGISTER'S OFFICE; AND,

WHEREAS, DESIRING TO PROMOTE THE DEVELOPMENT THEREOF AS A RESIDENTIAL SUBDIVISION AND FOR THE PROTECTION OF ITS SUCCESSORS IN TRUST OR ASSIGNS, AND THE PROTECTION OF FUTURE OWNERS OF ANY ONE OR MORE OF SAID LOTS, THE UNDERSIGNED DEVELOPER DOES HEREBY IMPOSE UPON THE ABOVE DESCRIBED PHASE 2 OF SWEET GRASS PLANTATION THE FOLLOWING RESTRICTIVE COVENANTS AND HOMEOWNERS ASSOCIATION BY-LAWS WHICH SHALL RUN WITH THE LAND, TO WIT;

THE UNDERSIGNED DEVELOPER DOES HEREBY ADOPT THE RESTRICTIONS AND BY-LAWS OF RECORD IN RECORD BOOK 2161, PAGE 2999 AND MAP FILE 2538B IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE AND ALL FUTURE OWNERS OF ANY ONE OR MORE OF SAID LOTS SHALL BE SUBJECT TO ALL MATTERS CONTAINED IN SAID RESTRICTIONS OF RECORD IN MISC. RECORD BOOK 2161, PAGE 2999 AND MAP FILE 2538B IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE

THIS AGREEMENT SHALL INURE TO THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS AND ASSIGNS, AND SHALL RUN WITH THE LANDS HEREINABOVE DESCRIBED FOREVER.

IN WITNESS WHEREOF THE UNDERSIGNED HAS SET HIS HAND AND SEAL THIS THE 1ST DAY OF MAY 2008.

SWEETGRASS, LLC

By: *Freeman Buckner*

Title: *Chief Mgr*

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Freeman Buckner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Manager of **SWEET GRASS, LLC**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 1st day of May 2008.

Freeman Buckner
Notary Public

My Commission Expires:

3/22/10



Penny H Whaley, Register
Blount County Tennessee
Rec #: 351650
Rec'd: 10.00 Instrument #: 559654
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 5/1/2008 at 11:55 AM
Total: 12.00 in
Record Book 2196 Pgs 1563-1563