



**FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR WILD RIDGE AT FOX RUN (A PLANNED UNIT DEVELOPMENT)**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR WILD RIDGE AT FOX RUN (this
"Amendment") is made this 1 day of September 2016, by HIGH ACRES, INC., a
Tennessee corporation ("Declarant").

A. The Declaration of Protective Covenants, Conditions and Restrictions for Wild
Ridge at Fox Run (the "Declaration") was executed by Declarant on August 3, 2015 and was
duly recorded with the Register of Deeds Office of Hamilton County, Tennessee in Book GI
10532, Page 388.

B. In Section 15.2 of the Declaration, Declarant reserved and has the right to
unilaterally amend the Declaration for any purpose, upon prior written notice to the Town of
Signal Mountain.

C. Declarant continues to own 100% of the lots in Wild Ridge and desires to amend
and modify the Declaration as set forth in this Amendment.

STATEMENT OF AMENDMENT

1. Section 1(c) "Retreat," is hereby deleted in its entirety and replaced with the
following:

1(c) "Retreat" shall mean and refer to a patio home consisting of at least
Fourteen Hundred (1,400) square feet of total living space, exclusive of
open porches, patios, garages, and breezeway, which may be built on
specific Lots as shown on the Plat.

2. Exhibit C, Architectural Guidelines: Minimum Square Footage Restrictions,
Section (b) "Patio homes "The Retreat," is hereby deleted in its entirety and replaced with the
following:

(b) Patio homes "The Retreat": The minimum square footage restrictions
for Patio homes shall not be less than 1,400 square feet.

3. Miscellaneous.

(a) Except as specifically provided in this Sixth Amendment, the Master Deed
remains unchanged and in full force and effect.

This Instrument Prepared by:
Chambliss, Bahner & Stophel, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, TN 37450
Attention: Rachel E. Edwards

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Mail

High Acres Inc
2637 Laurel Creek Dr.
Signal Mtn TN 37377

9.1.2016

TOTAL FEES \$12.00
PAM HURST
State of Tennessee Hamilton County
Register of Deeds


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(b) The capitalized terms used but not defined in this Sixth Amendment shall have the meanings given to them in the Master Deed.

IN WITNESS WHEREOF, High Acres, Inc., a Tennessee corporation being the Declarant hereby, executes this First Amendment to the Declaration effective as of August ✓, 2016.

DECLARANT:

HIGH ACRES, INC.

By: 
Paul John Kruesi, III, President

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, a Notary Public of the state and county mentioned, personally appeared Paul John Kruesi, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of High Acres, Inc., the within named bargainor, a Tennessee corporation, and that such person as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by such person as such officer.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 1st day of September, 2016.



Jenn Mathews
Notary Public

My Commission Expires: 11/24/19