

Master Deed References

P. 8 (The Board shall comply with the Master Deed)

2) The Board of Directors shall have, perform and fulfill the powers, duties and responsibilities required under this Master Deed, the Charter, the By-Laws and the Act as amended and as may be amended from time to time.

P. 7

G. PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS: Each Home is hereby allocated a pro rata undivided interest in the Common Areas and Facilities as defined in Article I, Paragraph G herein, and as are hereby committed to said Horizontal Property Regime or as may hereinafter be so committed by amendments from time to time of this Master Deed. The approximate square footage of each Home, the approximate cumulative square footage of all Homes, and the percentage of ownership for the purposes of ownership of the General Common Elements and liability for Common Expenses and assessments are shown in Exhibit C attached hereto and incorporated herein by reference.

P. 22 B. ANNUAL ASSESSMENTS:


1) No later than December 1 of each calendar year, the Board of Directors shall set the annual Assessments by estimating the Common Expenses to be incurred during the immediately succeeding calendar year and shall pro-rate such Common Expenses among the owners of the Homes in accordance with the Fractional Interest appurtenant to such Homes, and shall give written notice to each Owner of the annual Assessment fixed against his Home for such immediately succeeding calendar year.

Exhibit E, By-Laws (P. 18)

B. The Board is specifically empowered on behalf of the corporation to make and collect Assessments and to maintain, repair and replace the Common Areas and Facilities and the Limited Common Areas and Facilities of the Property. Funds for the payment of Common Expenses shall be assessed against the Owners in the proportions or percentages of sharing Common Expenses provided in the Master Deed.

Master Deed References

Below is extract from the Amendment to Exhibit C (Dec 1991). It lists the Sq. Ft. and corresponding %Ownership of Common Elements as basis for calculating annual assessments based upon the 23 homes built at that time. A single "living" source for the sq. ft. of all existing homes is needed (why Sullivan County tax assessor records are used as source in the Assessment Calculator).



| Owners | Unit | Square Footage | Percentage of Ownership |
|-------------------------------------|-------------------------|----------------|-------------------------|
| Allen and Nancy Clark | 101 Hampton Court | 1,620 | 3.37831 |
| Allen and Nancy Clark | 103 Hampton Court | 1,380 | 2.878178 |
| Lawrence and Barbara Olson | 102 Hampton Court | 1,728 | 3.603979 |
| Big Fist Coal Company #4 | 104 Hampton Court | 1,728 | 3.603979 |
| Bill R. and Betty Jo Crigger | 214 South Hampton Drive | 3,286 | 6.853401 |
| Roscoe Bowman | 236 South Hampton Drive | 2,760 | 5.756356 |
| Red Dog Coal Corporation | 242 South Hampton Drive | 2,525 | 5.266231 |
| Leland and Diane J. Wright | 244 South Hampton Drive | 1,728 | 3.603979 |
| UCC Realty Corporation | 264 South Hampton Drive | 1,728 | 3.603979 |
| William A. Worley | 270 South Hampton Drive | 1,728 | 3.603979 |
| Thomas D. and Elaine M. Griffin | 276 South Hampton Drive | 1,728 | 3.603979 |
| Joe and Linda Disque | 282 South Hampton Drive | 2,500 | 5.214091 |
| Ida Carbon Corp. | 286 South Hampton Drive | 3,800 | 7.925418 |
| J.E. and Mary T. Rogers | 293 South Hampton Drive | 2,200 | 4.5884 |
| Pete and Bonnie Pino | 120 West Hampton Drive | 1,450 | 3.024173 |
| Harold and Millie Robinson | 122 West Hampton Drive | 1,640 | 3.420443 |
| Ford and Etta Cardwell | 124 West Hampton Drive | 2,100 | 4.379836 |
| Harold and Millie Robinson | 128 West Hampton Drive | 2,100 | 4.379836 |
| Woodrow W. and Sally Ann McGlothlin | 130 West Hampton Drive | 3,200 | 6.674037 |
| Joe and Linda Disque | 129 West Hampton Drive | 1,450 | 3.024173 |
| Joe and Linda Disque | 125 West Hampton Drive | 1,640 | 3.420443 |
| Joe and Donna Doyle | 123 West Hampton Drive | 1,728 | 3.603979 |
| William E. Collier | 121 West Hampton Drive | 2,200 | 4.5884 |

Master Deed References

P. 37 (Strict Requirements for Changing Master Deed)

B. AMENDMENT OF MASTER DEED:

1) This Master Deed may be amended by the vote of sixty-six and two-thirds percent (66 2/3%) of the total percentage of ownership of the General Common Elements by the Owners, cast at a meeting duly held in accordance with the provisions of the By-Laws, provided that no material amendment to the Master Deed or to the By-Laws of the Association, including but not limited to, any amendment which would change the percentage interest of the Owners in the Horizontal Property Regime shall be made without the prior written approval of each first mortgage lender as described herein. No such amendment shall be effective until recorded in the Office of the Register of Deeds for Sullivan County at Bristol, Tennessee.

P. 9 (The Board alone cannot amend the Master Deed)

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b) The Board of Directors may not amend the
Master Deed;