



LEWIS THOMASON

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August 8, 2022

Via United States Mail and E-mail

RE: CEASE & DESIST

Dear Mr. and Mrs. :

Our firm represents the Lone Mountain Shores Owners Association, Inc. ("the Association") as requested by the Association's Board of Directors ("the Board"). It has come to the attention of the Board that you have used your property, located as a short-term rental property. The Amended and Restated Declaration of Covenants, Restrictions, and Easements for Lone Mountain Shores ("the Covenants") specifically prohibits the short-term rental use of property within Lone Mountain Shores. See Sections 2.14, 6.04, and 6.07 of the Covenants (available online at www.lmsoa.org).

Section 10.01 of the Covenants states that all violations are deemed to be a nuisance for which the Association retains all public and private remedies allowed by law or equity, including injunctive relief. Section 10.02 of the Covenants states that each Owner shall comply with the provisions of the LMS Governing Documents, including the Covenants. Pursuant to Section 10.03 of the Covenants, this letter is intended to provide you with reasonable notice of the violation and an opportunity to request a hearing before the Board prior to the commencement of any legal proceeding to enforce the Covenants.

If you wish to discuss this issue with the Board, a Special Meeting will commence on **September 14, 2022, at 10:00AM**, 171 Bluff View Road, New Tazewell, TN 37825. However, any continued action on your part to use your property as a short-term rental must immediately cease and desist. Otherwise, the Board will authorize our firm to pursue legal claims against you and move to enforce the Covenants.

Best regards,

Preston A. Hawkins

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cc: Lone Mountain Shores Owner's Association, Inc. Board of Directors (via e-mail)

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