

This Instrument Prepared by:
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Attorney at Law
P. O. Box 5059
Maryville, TN 37802-5059

DECLARATION OF CHARACTER OF DEVELOPMENT OF FOX CREEK FARMS
SUBDIVISION UNITS I, II, III and IV

WHEREAS, the undersigned, being the lot owners of Fox Creek Farms Subdivision, Units I, II, III and IV, maps for which are of record in Map File 1027A and Map File 1547B respectively at the Register's Office for Blount County, Tennessee, which is hereinafter referred to and defined as the "Development"; and

WHEREAS, prior Declarations of Restrictions are of record as to said Subdivisions of record in Misc. Record Book 97, page 422 and Misc. Record Book 168, page 274, respectively, at the Register's Office for Blount County, Tennessee; and

WHEREAS, the undersigned lot owners of Fox Creek Farms Subdivision Units I, II, III and IV have adopted an Amendment to the Declarations of Restrictions of Fox Creek Farms Subdivision Units I, II, III and IV of record in Record Book _____, page _____ at the Register's Office for Blount County, Tennessee and furthermore pursuant to said Amendment thereof they deem it necessary and desirous to make this Declaration of the Character of the Development in order to set out the parameters for future maintenance and improvement, of the roads of the Development and other issues involving the character and quality of life carried on in said Development; and

NOW THEREFORE, the undersigned hereby declare as follows:

I. Declarations Applicable to Character and Quality of the Development:

(a) When a statement refers to terms, conditions and/or rules it means all defined, terms conditions and rules as stated in this document, and reasonable implications derived therefrom.

(b) The undersigned have a common purpose in ownership of lot or lots in Fox Creek Farms Subdivision, as a Development providing wide open space and relative freedom to live on our land and use it within the restrictions we accepted at the time of purchase of our respective lots.

(c) The undersigned agree that any amendment to the deed covenants, By-laws of the Owners Association, restrictions or any terms, conditions or rules that would directly or implicitly alter or modify our current deed restrictions, excepting however, terms, conditions, rules or other provisions which are provided and set forth under the By-laws of the Fox Creek Farms Owners Association, Inc., as to road maintenance and upkeep, to which reference is hereby made, must pass by special vote of the currently existing lot owners of the subdivision, which shall require a special "Super Majority" vote as hereinafter defined under this document in Article III (b). The authority and power of the Fox Creek Farms Owners Association, Inc. is limited to circumstantial, incidental and consequential road maintenance issues, and is not a general "homeowners" association but merely has authority and power to conduct its affairs in the areas of maintenance and upkeep of private roads of the Development. Improvements substantially changing the character of the road which are beyond the maintenance and upkeep of roads, (said term, "maintenance and upkeep of roads" shall include choices of resurfacing said roads i.e. by asphalt paving and adding safety speed breaks on the road surface.), shall be subject to more restrictive requirements for approval as stated under the terms and conditions of this document. Substantial changing the character of the road shall encompass those changes beyond maintenance and upkeep as hereinabove described (including resurfacing), which

incidentally or consequentially change the character of the road in phases or steps that will achieve or result in a substantial change or change in entirety of the road in character or road location in part or in its entirety and must pass for approval under the terms and conditions of this document, requiring a “super majority”, under Article III(b).

(d) The undersigned agree that current deed restrictions applicable to Fox Creek Farms Subdivision and the Declarations of Covenants as amended by the Amendment, the Declaration of the Restrictions of the Fox Creek Farms Subdivisions Units I, II, III and IV as stated in Record Book _____, page _____ at the Register’s Office for Blount County, Tennessee, are hereby approved and now in effect.

II. The undersigned authorize the directors and officers of the Fox Creek Farms Owners Association, Inc., to conduct all meetings, voting procedures and other matters relative to any action to be properly taken under the terms, conditions and rules of this Character of the Development document which is governed by the majority vote procedures and other procedures hereinafter set forth.

III. Majority Vote Requirements

(a) A majority vote in order for passage of any action is defined by a 75% ($\frac{3}{4}$) majority vote in favor of any action to come before the Owners Association related to maintenance and upkeep of roads, including choices of resurfacing (i.e. pavement and adding safety speed breaks) with the exception that any other action, amendment or declaration deleting and modifying provisions of this Character of Development document shall be governed by a Special Super Majority Rule, hereinafter provided.

(b) Special Super Majority Rule. All matters other than those hereinabove provided requiring a 75% ($\frac{3}{4}$) majority vote in Article III (a) shall require a majority vote of 90% in order to approve any such action.

(c) For election of Association directors and officers a simple majority of 51% shall be required.

IV. Eligibility for Voting

(a) In order to be eligible to vote one must be a current owner or owners of a lot in Fox Creek Farms Subdivision Units I, II, III or IV. There shall be one vote cast for each lot. A lot owner may cast a vote on issues brought up for consideration up to the final date of ownership. Lot ownership ceases and voting rights cease on such day as lot ownership expires. If any issue under consideration is delayed from the time ownership is transferred or conveyed, then the respective lot vote transfers to the new owner.

V. Responsibility For Assessments – Fiscal Year

For purposes of assessments, owners are responsible for any charges made on the respective lot during the time of ownership and any time up to the end of the fiscal year, said fiscal year running from January 1 at 12:01 A.M. through December 31 at 11:59 P.M. which is the fiscal year according to the Fox Creek Farms Owners Association.

VI. Voting Procedure

(a) A quorum of the required majority of lot owners under the By-laws of the Fox Creek Farms Owners Association must be present for the Chairman/President of the Association can certify a vote.

(b) No secret ballots will be allowed under any circumstances.

(c) Only a no or yes vote will be allowed. A neutral or non-vote will be counted a “no vote”.

(d) Voting disputes among co-owners or multiple owners.

In cases of co-ownership or multiple ownership of any lot, if the parties cannot agree on their vote (as per 1 vote per lot) at the time when the vote is taken then said common or multiple owners of said lot who are in dispute shall be counted as a "no vote".

(e) Proxy or Absentee Voting

In cases where the lot owner or owners cannot or do not wish to attend an annual or special meeting of the Fox Creek Farms Owners Association, said owner may submit a written proxy or absentee vote. Minimum requirement of the proxy vote or absentee vote form shall be that the one or more items on the agenda for vote must be reproduced thereon with a yes or no vote on all items or each item. Any item not marked with yes or no vote will be counted as a no vote. The voters' signature must be affixed and sworn to before a notary public. Said notary shall subscribe to the fact that the voter executed the proxy or absentee form in the notary public's presence, the notary public shall then affix his or her signature, the date the voter's signature was witnessed, the date of the notary's commission expiration and affix the notary seal thereto. In the event that the written provision or issue for vote on the proxy or absentee form is not identical to the provision or issue for the vote put forth at the meeting, then the proxy or absentee vote on that issue will be considered invalid and shall be counted as a "No" vote. Any vote not cast shall be counted as a no vote. Proxy or absentee votes that do not include all items on the agenda shall be valid for the item(s) it specifies. For any other item(s) on the meeting's agenda the proxy or absentee vote shall be counted as a No vote, if not included on the written vote form.

All proxy or absentee votes shall be available for inspection to all lot owners at the time the vote is taken or at any time the lot owner or co-owner request to inspect the same and is subject to the applicable inspection provisions of the By-laws of the Fox Creek Farms Owners Association. A lot owner may challenge the validity of the vote at any meeting, if the outcome is decided by one or more proxy or absentee votes, subject to verification by the Chairman/President of the Association that said proxy or absentee votes were valid under the terms and conditions hereinabove provided. In all cases the Chairman/President of the Association is prohibited from certifying a vote if proxy or absentee votes determine the outcome, until the said votes can be verified as being proper under the terms and conditions of this document and the By-Laws of the Association.

VII. This Declaration makes specific reference to the By-laws of Fox Creek Farms Owners Association, Inc., which are incorporated by reference herein and the undersigned as owners of lots in Fox Creek Farms Subdivision do authorize said Association to carry out all powers and authority set forth in conducting meetings on all issues, whether requiring regular majority voting or super majority voting as to the conducting of meeting and other issues of road maintenance and upkeep or issues requiring Super Majority action under this Declaration of Character of Development.

IN WITNESS WHEREOF, the undersigned have approved this Declaration of Character Development this the _____ day of _____, 2004.

Owner: _____ Lot No. _____

Signed: _____
Print Name: _____

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Print Name: _____

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Witness my hand and official seal at office this _____ day of _____, 2004.

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Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainor, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.
Witness my hand and official seal at office this _____ day of _____, 2004.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF BLOUNT)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainor, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.
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