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5 Page RESTRICTIONS  
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TOTAL FEES \$27.00

State of Tennessee Hamilton County  
Register of Deeds **MARC GRAVITT**

## NOTICE OF ALLOCATION OF ASSESSMENT FOR ABANDONED LOT(S)

### AND/OR MERGED LOTS

[Cross References: Book 3440, Page 488 (original Declaration);  
Book GI 13487, Page 491 (most recent Amendment)]

THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS (the "Amendment") is being executed to be effective as of March 4, 2025, on behalf of Eagle Bluff Homeowners Association, Inc. (the "Association"), a Tennessee non-profit corporation.

### **Background:**

A. That certain Declaration of Covenants and Restrictions for Eagle Bluff Subdivision, recorded at Book 3440, Page 488, as amended or modified by instruments recorded at Book 3451, Page 165, Book 3553, Page 687, Book 3681, Page 484, Book 3748, Page 583, Book 4010, Page 828, Book 4139, Page 911, Book 4514, Page 685, Book 4514, Page 693, Book 4666, Page 380, Book 4867, Page 148, Book 4939, Page 318, Book 7493, Page 268, Book 7493, Page 271, Book 7493, Page 275, Book 7560, Page 470, Book 8514, Page 966, Book 8629, Page 801, Book 8957, Page 538, Book 8994, Page 421, Book 9129, Page 561, Book 11319, Page 309, Book 11607, Page 284, Book GI 12907, Page 199, and book GI 12907, Page 201, GI 13487, Page 491, in the Register's Office of Hamilton County, Tennessee. Such Declaration as amended, is collectively referred to as the "Declaration", governs the residential neighborhood known as Eagle Bluff (the "Development"). Capitalized terms used herein and not otherwise defined shall be defined as provided in the Declaration.

B. The Association acts as the homeowners' association for the Development, pursuant to the Declaration and pursuant to established bylaws for the operation of the Association (the "Bylaws").

C. The Declaration provides for a board of directors (the "Board") of the Association and requires each Owner to pay an assessment to the Association (the "Assessment"). The Declaration further provides assessments shall be due on Lots as originally platted regardless of any approval by the Board to combine two (2) or more Lots into one (1) larger Lot. (See Section 3 of instrument recorded at Book 4514, Page 685, aforesaid Register's office.) Pursuant to Part 3, Article III, Section 3 of the Declaration, each Owner shall be responsible for said Owner's share of such assessment which has been assigned, and/or reassigned, to each Lot, Unit Multi-Family Tract, Unsubdivided Land and/or Private Recreational Tract.

*Mail:*

EAGLE BLUFF HOA  
6890 RIVER RUN DR  
CHATTANOOGA TN, 37416

D. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 170, 171, 172 as shown on Plat of record in Plat Book 84, Page 157, REV116-11 out of 102P-F-14 for 2007 Register's Office of Hamilton County, Tennessee due to the abandonment of Lot 170 Per Plat of record at Plat Book 116, Page 11, aforesaid Register's Office.

E. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 164, 165 as shown on Plat of record in Plat Book 84, Page 157, Register's Office of Hamilton County, Tennessee due to the abandonment of Lot 164. Per Plat of record at Plat Book 84, Page 157, aforesaid Register's Office.

F. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 253, 254 as shown on Plat of record in Plat Book 94, Page 6, Register's Office of Hamilton County, Tennessee due to the merging of Lot 254 into Lot 253 to make one lot. Per Plat of record at Plat Book 94, Page 6, aforesaid Register's Office.

G. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 29, 30 as shown on Plat of record in Plat Book 43, Page 38, Rev 70-73, Register's Office of Hamilton County, Tennessee due to the merging of Lot 29 into Lot 30 to make one lot. Per Plat of record at Plat Book 43, Page 38, aforesaid Register's Office.

H. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 32, 33, 34, 35 as shown on Plat of record in Plat Book 43, Page 38, Register's Office of Hamilton County, Tennessee due to the merging of Lots 33, 34, 35 into Lot 32 to make one lot. Per Plat of record at Plat Book 43, Page 38, aforesaid Register's Office.

I. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 232, 233 as shown on Plat of record in Plat Book 46, Page 187, Register's Office of Hamilton County, Tennessee due to the merging of Lot 233 into Lot 232 to make one lot. Per Plat of record at Plat Book 46, Page 187, aforesaid Register's Office.



J. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 194, 195 as shown on Plat of record in Plat Book 46, Page 157, Register's Office of Hamilton County, Tennessee due to the merging of Lot 195 into Lot 194 to make one lot. Per Plat of record at Plat Book 46, Page 157 Rev 80-43, aforesaid Register's Office.

K. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 216, 217 as shown on Plat of record in Plat Book 46, Page 157, Register's Office of Hamilton County, Tennessee due to the merging of Lot 216 into Lot 217 to make one lot. Per Plat of record at Plat Book 46, Page 157 Rev 57-83 Rev PB 124 PG 54, aforesaid Register's Office.

L. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 201, 202, 203 as shown on Plat of record in Plat Book 46, Page 157, Register's Office of Hamilton County, Tennessee due to the merging of Lots 201, 203 to Lot 202 to make one Lot. Per Plat of record at Plat Book 46, Page 157 Rev 46-163, 64-279, aforesaid Register's Office.

M. The Association is recording this Notice to provide notice to all of the world of the reallocation of the assessments regarding Lots 56B, 56C as shown on Plat of record in Plat Book 43, Page 38, Register's Office of Hamilton County, Tennessee due to the merging of Lots 56C, 56B to make one Lot. Per Plat of record at Plat Book 47, Page 30 Rev 47 Page 30, aforesaid Register's Office.

#### NOTICE

For and in consideration of the benefits to the Development that the reallocation of the assessments shall have for the Development, and pursuant to the Declaration, the Association hereby declares and provides notice as follows:

1. The above recitals are true and correct and are herein incorporated.
2. The Assessment for Lot 170 shall be equally divided and allocated to the remaining two (2) Lots/Units (171-172), such that these Lots will each pay 150% of the assessment that otherwise would have been allocated to such Lots/Units.
3. The Assessment for Lot 164 shall be allocated to the remaining one (1) Lot (165), such that this Lot will pay 200% of the assessment that otherwise would have been allocated to such Lots/Units.
4. The Assessment for Lot 254 shall be allocated to the remaining one (1) Lot (253), such that this Lot will pay 200% of the assessment that otherwise would have been allocated to such Lots/Units.
5. The Assessment for Lot 29 shall be allocated to the remaining one (1) Lot (30), such that this Lot will pay 200% of the assessment that otherwise would have been allocated to such Lots/Units.
6. The Assessment for Lot 33,34,35 shall be allocated to the remaining one (1) Lot (32), such that this Lot will pay 400% of the assessment that otherwise would have been allocated to such Lots/Units.
7. The Assessment for Lot 233 shall be allocated to the remaining one (1) Lot (232), such that this Lot will pay 200% of the assessment that otherwise would have been allocated to such Lots/Units.
8. The Assessment for Lot 195 shall be allocated to the remaining one (1) Lot (194), such that this Lot will pay 200% of the assessment that otherwise would have been allocated to such Lots/Units.
9. The Assessment for Lot 216 shall be allocated to the remaining one (1) Lot (217), such that this Lot will pay 200% of the assessment that otherwise would have been allocated to such Lots/Units.
10. The Assessment for Lots 201,203 shall be allocated to the remaining one (1) Lot (202), such that this Lot will pay 300% of the assessment that otherwise would have been allocated to such Lots/Units.
11. The Assessment for Lots 56B, 56C shall be allocated to the remaining one (1) Lot (56B), such that this Lot will pay 200% of the assessment that otherwise would have been allocated to such Lots/Units.

IN WITNESS WHEREOF, the Association has executed this Notice by its duly authorized officer on the date below written.

**EAGLE BLUFF HOMEOWNERS ASSOCIATION, INC.,  
a Tennessee non-profit association**

By Lynne Buxton Date: 5/20/2025  
Lynne Buxton, President

**State of Tennessee**

**County of Hamilton:**

On this 20 day of March 2025, before me, a notary public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, the above signed **President of Eagle Bluff Homeowners Association, Inc., a Tennessee non-profit association**, personally appeared before me with satisfactory evidence, and that he/she as such officer, being authorized so to do, executed and delivered the foregoing instrument on the date and in the year mentioned, for the purpose therein contained, by signing the name of the association/corporation as President.

Witness my hand and seal at office in Hamilton County, Tennessee

Dottie J. Ulmer  
Notary Public

My Commission Expires: 6/28/2027

