

This instrument prepared by:  
Meryl N. Keegan, Esq.  
Winchester, Sellers, Foster & Steele, P.C.  
P.O. Box 2428  
Knoxville, TN 37901-2428  
Telephone: 865-637-1980

*Sherry Witt*  
Register of Deeds  
Knox County

FIRST AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS


RIDGEFIELD TOWNHOMES OWNERS' ASSOCIATION, INC.

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS of RIDGEFIELD TOWNHOMES OWNERS' ASSOCIATION, INC. (hereinafter "Declaration") is made, published, and declared this the 18<sup>th</sup> day of FEBRUARY, 2015, by RIDGEFIELD TOWNHOMES OWNERS' ASSOCIATION, INC. (hereinafter the "Association").

The Declaration of Covenants, Conditions, and Restrictions of the Association dated April 7, 1983, of record at Book 1782, page 582 in the Register of Deeds Office for Knox County, Tennessee is hereby amended in the following respect:

Article X, Section 3 sets forth the process to amend the Declaration. The Association does hereby declare Article X, Section 3 of the Declaration amended as follows:

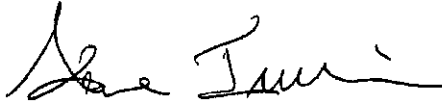
**SECTION 3. AMENDMENT.** The Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended at any time as follows: written notice of any meeting called for the purpose of taking any action authorized under this section shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the quorum is present, assent is required of two-thirds (2/3) of the votes of members who are voting in person or by proxy. If the required quorum is not present, another meeting may be called to the same notice requirements, and the required quorum at the subsequent meeting shall be fifty percent (50%) of all votes of each class of membership. If the revised quorum is present, assent is required of two-thirds (2/3) of the votes of members who are voting in person or by proxy. Any amendment must be recorded and signed by the approving Lot Owners.

  
Knox County Page: 1 of 2  
REC'D FOR REC 03/04/2015 2:46:12PM  
RECORD FEE: \$12.00  
M. TAX: \$0.00 T. TAX: \$0.00  
**201503040047227**

Except as amended herein, the Declaration is in no other respect affected hereby. This First Amended was voted on as set forth in the Declaration then existing.

This the 18<sup>th</sup> day of FEBRUARY, 2015.

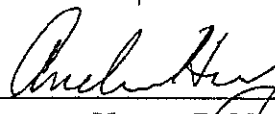
Ridgefield Townhome Owners' Association, Inc.

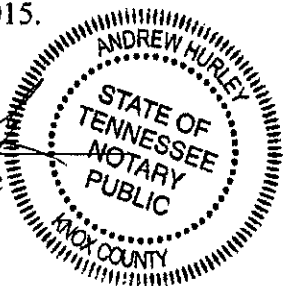
By:   
Gene Irwin, President

STATE OF TENNESSEE     §  
                                     §  
COUNTY OF KNOX       §

Personally appeared before the undersigned, a duly commissioned Notary Public in and for the County and State aforesaid, Gene Irwin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, Ridgefield Townhome Owners' Association, Inc., or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 18 day of February, 2015.

  
Notary Public



My Commission Expires: 9-30-17

REGISTER OF DEEDS OFFICE KNOXVILLE, TENNESSEE

I, SHERRY WITT, REGISTER OF DEEDS FOR KNOX COUNTY TENNESSEE DO HEREBY  
CERTIFY THAT THE FOREGOING IS A TRUE CERTIFIED COPY OF

THE RESTRICTIONS  
FROM RIDGEFIELD Townhomes Owners Association Inc  
TO RIDGEFIELD Townhomes

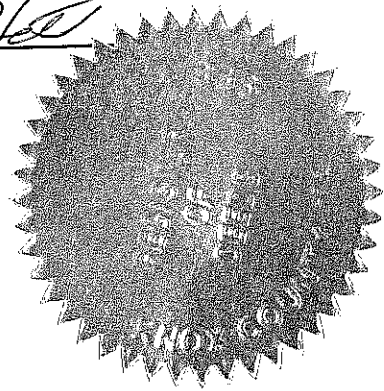
AS APPEARS ON RECORD IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR  
INSTRUMENT NUMBER 201503040047227 OF SAID REGISTERS OFFICE.

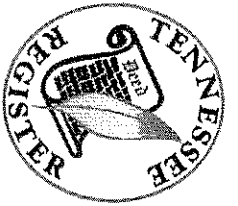
WITNESS MY HAND AT OFFICE THIS THE 30<sup>th</sup> DAY OF MAR 20 15.

*Sherry Witt*

REGISTER OF DEEDS

*John D. Hall*  
DEPUTY REGISTER





**SHERRY WITT**

**KNOX County Register of Deeds**

**CUSTOMER RECEIPT - RECORDING SERVICES**

Receipt Number: **T20150010852**

Date/Time: 03/04/2015 14:46:12

Method Received: Walk-In

Clerk: Pennyc

Customer Name : WINCHESTER SELLERS

PICK UP

**Transaction Detail**

Instrument Number	Instrument Type	Gen. Fee	Equip. Fee	Transfer Tax	Mortgage Tax	Copy	Cert. Copy	Copy Fee	# Pgs	Consideration	Subtotal
201503040047227	REST	\$10.00	\$2.00	\$0.00	\$0.00	N	N	\$0.00	2	\$0.00	\$12.00

First Party Name

RIDGEFIELD TOWNHOMES OWNERS ASSOCIATION INC

Second Party Name

RIDGEFIELD TOWNHOMES

**Payment Information**

Method of Payment

Authorized Agent

Amount

Check

10151

\$10.00

Escrow

00522

PAMELA HOPPER

\$2.00

Account Balance: \$ 62.20

**AMOUNT PAID: \$12.00**

**LESS AMOUNT DUE: \$12.00**

**CHANGE RECEIVED: \$0.00**

3/27/2015 11:00AM

Knox County Register of Deeds \* 400 Main Street \* Suite 225 \* Knoxville, TN 37902