

This Instrument Prepared By:
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LONG, RAGSDALE & WATERS, P.C.
1111 N. Northshore Drive, Suite S-700
Knoxville, TN 37919

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR APPLE VIEW FARMS**

This Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Apple View Farms (the "Second Amendment") is made as of the 26 day of Sept, 2020, by **APPLE VIEW FARMS COMMUNITY ASSOCIATION, INC.**, a Tennessee non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Apple View Farms, LLC, a Tennessee limited liability company (the "Declarant"), made and executed that certain Declaration of Covenants, Conditions and Restrictions for Apple View Farms dated as of August 2, 2000, of record in Book 1097, Page 198 in the Office of the Register of Deeds for Sevier County, Tennessee (the "Declaration");

WHEREAS, the Declaration has been supplemented by that Supplement to Declaration of Covenants, Conditions and Restrictions for Apple View Farms dated October 1, 2007, of record in Book 2946, Page 329 in the Office of the Register of Deeds for Sevier County, Tennessee, and amended by that certain Amendment One to Declaration of Covenants, Conditions and Restrictions for Apple View Farms dated as of October 1, 2007, of record in Book 2946, Page 326 in the Sevier County, Tennessee Register of Deeds Office (the "First Amendment");

WHEREAS, the Declarant Control Period, as provided in Article I, Section 9 of the Declaration, expired on August 2, 2015; and

WHEREAS, Voting Representatives, exercising the votes of one hundred percent (100%) of the Class "A" Members of the Association, unanimously voted at a meeting held on September 26, 2020, to amend Article XII, Section 25(b) of the Declaration as provided below, directed the Association to record an amendment in the Office of the Register of Deeds for Sevier County, Tennessee, to effect the same, and execute this instrument to express their consent to the amendment;

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. Article XII, Section 25(b) of the Declaration is hereby amended to delete the phrase "leases or" in the second sentence thereof so that such subsection reads as follows:

(b) Property Management. The following restrictions apply to all Members, in order to promote a high quality of life and protect individual values of the residents and property of the Apple View Farms Community. The Association shall contract with a property management company to manage any and all overnight rentals of a Residential Unit. Members wishing to rent their Residential Unit must do so through the property management company selected by the Association. The Association will endeavor to select a property management company which will uphold the Community-Wide Standard and protect the value and desirability of the Apple View Farms Community.

2. Unless otherwise defined herein, all capitalized terms shall have the meaning set forth in the Declaration.
3. Except as otherwise provided herein, the Declaration is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed as the date first above written.

THE ASSOCIATION:

APPLE VIEW FARMS COMMUNITY
ASSOCIATION, INC.,
a Tennessee non-profit corporation

By: Gordon G. Fee
Name: Gordon G. Fee
Its: President

By: Eddie Williams
Name: Eddie Williams
Its: Treasurer

VOTING REPRESENTATIVES:

Eddie Williams

EDDIE WILLIAMS
President and Voting Representative for the members
of The Orchards and Villas Condominium Owners
Association, Inc.

Rick Rickerman

RICK RICKERMAN
President and Voting Representative for the members
of River Place Condominium Owners
Association, Inc.

STATE OF TENNESSEE
COUNTY OF Anderson

Before me, the undersigned Notary, of the state and county aforementioned, personally appeared Gordon Fee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be President of Apple View Farms Community Association, Inc., the within named bargainer, a Tennessee non-profit corporation, and that he as such officer executed the foregoing instrument for the purpose therein contained.



WITNESS my hand and seal this 22 day of September, 2021.

[Signature]
Notary Public

My commission expires: 1/29/2025

STATE OF TENNESSEE
COUNTY OF Sullivan

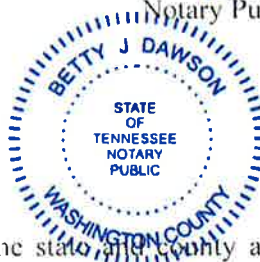
Before me, the undersigned Notary, of the state and county aforementioned, personally appeared Eddie Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Treasurer of Apple View Farms Community Association, Inc., the within named bargainer, a Tennessee non-profit corporation, and that he as such officer executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 6th day of October, 2021.

[Signature: Betty J. Dawson]
Notary Public

My commission expires: 12/01/21

STATE OF TENNESSEE
COUNTY OF Sullivan



Before me, the undersigned Notary, of the state and county aforementioned, personally appeared EDDIE WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Voting Representative for the members of The Orchards and Villas Condominium Owners Association, Inc., and that he as such Voting Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 6th day of October, 2021.

[Signature: Betty J. Dawson]
Notary Public

My commission expires: 12/01/21



STATE OF TENNESSEE
COUNTY OF Sevier

Before me, the undersigned Notary, of the state and county aforementioned, personally appeared RICK RICKERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President and Voting Representative for the members of River Place Condominium Owners Association, Inc., and that he as such Voting Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 24th day of September, 2021.

Kristi Warengo
Notary Public

My commission expires: 08/30/2022

