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2 Page RESTRICTIONS

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**TOTAL FEES \$12.00**

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

mail:

This Instrument Prepared by:  
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**AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNES AT HORSE CREEK FARMS**

RESTRICTIONS recorded in  
Book 8041 Page 875

OK 8950

THIS IS AN AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNES AT HORSE CREEK FARMS previously amended with a supplemental Declaration dated August 2, 2006.

RECITALS

A. Pursuant to the Bylaws of the Townes at Horse Creek Farms Owners' Association, Inc., the Board of Directors by written consent adopted resolutions to amend the Declaration of Covenants, Conditions and Restrictions for the Townes at Horse Creek Farms as follows:

1. Article 13, Miscellaneous, is amended to provide the following:

Restrictions on Rentals. Dwellings in the Subdivision may not be leased or rented, except due to extreme hardship. The Board will consider an application from a property owner to rent or lease property, and may grant an exception to the restriction for extreme hardship, to be determined by the Board on a case by case basis. One property presently is rented; when that lease agreement terminates, or the property is sold, no further rentals will be allowed except pursuant to this provision.

Guidelines for Rentals. If the Board determines that an exception should be made to the prohibition on rentals, then the following guidelines shall apply: All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of the Declaration of Covenants, Conditions and Restrictions for the Townes at Horse Creek Farms and the Bylaws of the Townes at Horse Creek Farms Owners' Association, Inc. The lease shall obligate the tenant to comply with the Declaration and shall provide that in the event of non-compliance, the Board, in

addition to any other remedies available to it, may evict the tenant on behalf of the owner, and specifically assess all costs associated therewith against the owner and the owner's property.

Fences. Owners of units within the neighborhood may install only an invisible fence on all or a portion of their property. No other fence of any type shall be permitted.

IN WITNESS WHEREOF, this Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions is acknowledged, consented and agreed to effective as of the day and year first above written.

**THE TOWNES AT HORSE CREEK FARMS OWNERS' ASSOCIATION, INC.**

ATTEST:

Kenneth Schenk  
Secretary  
[Signature]  
Name

By: John Odom  
Name: [Signature]  
Title: President

STATE OF TENNESSEE:  
COUNTY OF HAMILTON:

Before me, a Notary Public at Large for the State of Tennessee, personally appeared Kenneth Schenk and John Odom, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Officers of the Townes at Horse Creek Farms Home Owners' Association, Inc., the within named bargainer, a Tennessee nonprofit corporation, and that as such Officers being authorized so to do, executed the foregoing instrument for the purposes therein. In witness whereof, I have signed and sealed this instrument on March 6, 2019.

[Signature]  
Notary Public

My Commission Expires: June 29, 2022

