SUPPLEMENTAL RESTRICTIONS APPLICABLE
TO THE RIDGE CLUB
CONDOMINIUM DEVELOPMENT

THIS DECLARATION MADE ON the date hereinafter set forth by CURTIS MYERS, of Blount County, Tennessee, hereinafter referred to as "Declarant"; and,

WHEREAS, Declarant acquired certain lands situated in District No. 19 of Blount County, Tennessee within Royal Oaks Subdivision, which is known as Tract 3A1 of The Ridge Club Condominium Development and being more particularly described by map of the same record in Map File 3458 B in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particular description thereof; and,

WHEREAS, filed in connection with the original development of Royal Oaks Subdivision was a Declaration of Restrictions hereafter called the Original Declaration, which that original declaration was placed of record Misc. Record Book 99, Page 298 in the Register's Office for Blount County, Tennessee; and,

WHEREAS, the set of Original Declaration provided for additional properties to be brought within the plan of the Original Declaration which said supplemental declaration may contain such complimentary additions and modifications of covenants, conditions, and restrictions as might be necessary to reflect the different character of any of the added properties; and,

NOW THEREFORE, the Declarant hereby declares that said Tract 3A1 described on said Map File 3458 B shall be held, sold, and conveyed subject to all of the applicable easements, restrictions, covenants, conditions, homeowner's association membership and assessments, which are not in conflict with any matters contained in the Declaration of Condominium, including but not limited to less square footage and no garages, and which are contained in the Original Declaration which is of record in Misc. Record Book 99, Page 298 in the Register's Office for Blount County, Tennessee, except for the amendments and or additions to said Declaration which shall be pursuant to the Declaration of Condominium and the Horizontal Property Act, being Tennessee Code Annotated, §§ 66-27-101 through 66-27-123, as may be amended.

THIS AGREEMENT SHALL INURE TO THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS AND ASSIGNS, AND SHALL RUN WITH THE LANDS HEREINABOVE DESCRIBED FOREVER.
ROYAL OAKS PROPERTY OWNERS ASSOCIATION, INC. joins in the execution of this instrument to accept same.


DECLARANT:

[Signature]
CURTIS MYERS

ROYAL OAKS PROPERTY OWNERS ASSOCIATION, INC.

BY: [Signature]
Curtis L. Wells
TITLE: President

STATE OF TENNESSEE
COUNTY OF BLOUNT

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

Witness my hand and official seal at office, this 24th day of September, 2016.

[Signature]
Peggy Davis
Notary Public

My Commission expires: 4.24.17

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Curtiss L. Wells, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of ROYAL OAKS PROPERTY OWNERS ASSOCIATION, INC., the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal, at office this the 24th day of September, 2016.

[Signature]
Peggy Davis
Notary Public

My Commission Expires: 4.24.17