

THIS INSTRUMENT PREPARED BY:  
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Knoxville, TN 37929

SIXTH AMENDMENT TO DECLARATION OF COVENANTS  
AND RESTRICTIONS OF THE RIVER CLUB

STEVE HALL  
REGISTER OF DEEDS  
KNOX COUNTY

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF THE RIVER CLUB made as of the 16<sup>th</sup> day of June, 2000, by THE RIVER CLUB HOMEOWNER'S ASSOCIATION, INC. (hereinafter the "Association");

W I T N E S S E T H:

WHEREAS, by Declaration of Covenants and Restrictions entered into the \_\_\_ day of March, 1993, the Developer imposed certain covenants and restrictions on The River Club Subdivision, which restrictions are recorded in Deed Book 2099, page 319, in the Knox County Register's Office, on the property described therein (the "Declaration"); and

WHEREAS, the Advisory Committee amended the Declaration by First Amendment to Declaration of Covenants and Restrictions of The River Club of record in Deed Book 2103, page 760, in the Knox County Register's Office, and further amended the Declaration by Second Amendment to Declaration of Covenants and Restrictions of The River Club of record in Deed Book 2143, page 467, in the Knox County Register's Office, and further amended the Declaration by Third Amendment to Declaration of Covenants and Restrictions of The River Club and Declaration of Easements, of record in Deed Book 2172, page 742, as further amended by Fourth Amendment to Declaration of Covenants and Restrictions of The River Club and Declaration of Easements, of record in Deed Book 2299, page 699, all in the Knox County Register's Office; and

WHEREAS, the Declaration was further amended by Fifth Amendment to Declaration of Covenants and Restrictions of The River Club recorded as Instrument No. 200006070038425, in the Knox County Register's Office (the Declaration and all five amendments thereto shall be hereinafter collectively referred to as the "Declaration"); and

WHEREAS, upon a written request of the majority of the members of the Architectural Review Committee, the Board of Directors adopted the following amendment to the Declaration:

1. Article V, Section 11, is hereby amended to read as follows:

Section 11. Harbor Community: Special Assessments.  
Lots in the Harbor Community designated as Lots 1 through 15 as shown on the resubdivision plat of Lots 26, 39 through 46, and 43A, of The River Club to be recorded in the Knox County Register's Office, shall be subject to a special assessment (the "Special Assessment") for maintenance and upkeep of the common subsurface sewage disposal system serving such lots, and the joint permanent easement for ingress, egress and utilities established herein to serve such lots. The initial Special Assessment for such lots shall be \$200.00 per year, with such assessments due annually in advance on



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REC'D FOR REC 06/20/2000 1:12:11PM  
RECORD FEE: \$10.00  
M. TAX: \$0.00 T. TAX: \$0.00

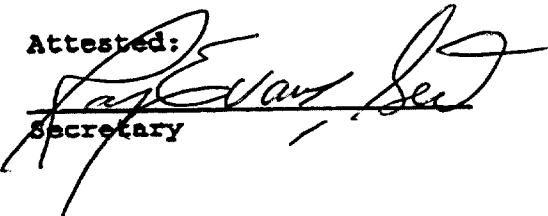
each January 1st. These Special Assessments shall be in addition to the annual assessments for the Association as set forth in Section 1 of this Article. The Special Assessment for the Harbor Community may be adjusted by the Association in the same manner as changes in the annual assessments as provided in Section 5 of this Article. Special Assessments for the Harbor Community shall be maintained in a separate account from the annual assessments and special assessments for capital improvements for the Association. The Special Assessments shall be utilized only for the purposes set forth herein. In the event that expenses for repairs and maintenance of the subsurface sewage disposal shall exceed the amount held in reserve for such purposes by the Association, the board of directors of the Association shall have the authority to further assess each of the lots in the Harbor Community to defray such expenses. Payment of the assessments for the Harbor Community as provided herein shall be governed by the provisions of Section 8 of this Article.

NOW, THEREFORE, pursuant to the provisions of Article XXVII of the Declaration, the undersigned President and Secretary of the Association hereby certify that the Declaration is amended as aforesaid.

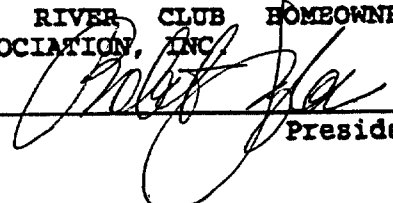
Except as herein amended, the Declaration, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed the day and year first above written.

Attested:

  
Secretary

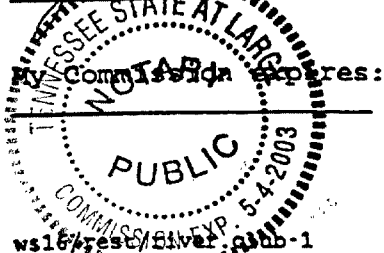
THE RIVER CLUB HOMEOWNER'S ASSOCIATION, INC.

BY:   
President

STATE OF TENNESSEE )  
                          ) SS:  
COUNTY OF Knox )

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, RAY EVZAS and Robert Peyer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and Secretary of THE RIVER CLUB HOMEOWNER'S ASSOCIATION, INC., the within named bargainer, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand and official seal at office this 16<sup>th</sup> day of June, 2000.

  
My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC  
COMMISSION EXPIRES 5-4-2003  
ws16/resc/river/01b-1

  
Cynthia A. ...  
Notary Public

  
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