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FIRST MODIFICATION TO THE  
DECLARATION OF RESERVATIONS AND RESTRICTIVE COVENANTS  
ROCK HARBOR

WHEREAS, the undersigned president is the elected President of the Board of Directors of the Rock Harbor Property Owners Association, Inc., and;

WHEREAS, Article XVIII of the Reservations and Restrictive Covenants, dated September 20, 2006, confer upon the Board of Directors the authority to waive or modify any of the provisions of the restrictions in its sole discretion, and;

WHEREAS, the undersigned president represents the Board of Directors of the Rock Harbor Property Owners Association, Inc. and their desire to modify the Reservations and Restrictive Covenants as more particularly set out herein.

NOW THEREFORE, be it resolved by unanimous vote of the Board of Directors of the Rock Harbor Property Owners Association, Inc. taken at the meeting dated 23 June 2012 that the Reservations and Restrictive Covenants are modified in the following respects:

Article III, paragraph 2; Annual dues are \$315 per lot. Under Article XVIII, Declarant unilaterally changed dues amount to \$315 annually before turning over Rock Harbor Property Owners Association, Inc. administration to the property owners in August 2010.

Article IV, paragraph 5; Contact information for Rock Harbor Property Owners Association is: Rock Harbor POA, 463 Marble Point Way, New Tazewell, TN 37825. Building standards and other community information can be reviewed on the Association's website, [www.rock-harbor.com](http://www.rock-harbor.com), or by calling their general contact number, (877) 394-4540, and leaving a voice message.

Article V, paragraph 2; Clarification of front end loading garages; "Front end loading" means a residential structure (usually part of a house or other building) with its vehicle entry doors located so they face toward the front street elevation of the structure/building and is a prominent feature on the exterior.

Article VII, paragraph 4, Clarification, Prohibitive Structures; concerning swimming pools/hot tubs - no above-ground swimming pools shall be placed or maintained on any lot. In ground swimming pools may be permitted with written consent of the Architectural Control Committee. Hot tubs and Jacuzzis of any kind may be permitted with written consent of the Architectural Control Committee. All pools must be in compliance with national, state and county safety codes and ordinances.

Article XIII, paragraph 1, Community Appearance; The Property Owners Association shall use association funds to maintain undeveloped un-wooded open-area lands, common areas and roadsides within Rock Harbor. Maintenance will consist of bush-hogging, mowing and weed cutting of all undeveloped un-wooded open-area lands a minimum of three (3) times per calendar year and the frequency may be increased at the discretion of the Property Owners Association. Under Article XVIII, Declarant unilaterally modified Article XIII before turning over Rock Harbor Property Owners Association, Inc. administration to the property owners in August 2010.

The undersigned president of the Board of Directors has executed these Modifications to the DECLARATION OF RESERVATIONS AND RESTRICTIVE COVENENANTS, ROCK HARBOR, this 2<sup>nd</sup> day of July, 2012.

ROCK HARBOR PROPERTY OWNERS  
ASSOCIATION, INC.

Seaborn W. Chavers, Jr.  
SEABORN W. CHAVERS, JR., PRESIDENT

STATE OF TENNESSEE  
COUNTY OF CLAIBORNE

I, Andrea L. Ramsey, a Notary Public of the State and County aforesaid, certify that Seaborn W. Chavers, Jr. personally appeared before me this day and acknowledged the foregoing instrument.

WITNESS my hand and official seal, this the 2<sup>nd</sup> day of July, 2010.

Andrea L. Ramsey  
Notary Public

My commission Expires: 3-25-15

