

Nick McBride
Register of Deeds
Knox County

THIS INSTRUMENT PREPARED BY:
Kevin C. Stevens, Esquire
Kennerly, Montgomery & Finley, P.C.
Post Office Box 442
Knoxville, Tennessee 37901


Knox County, TN Page: 1 of 55
REC'D FOR REC 6/27/2024 3:57 PM
RECORD FEE: \$277.00 T20240023852
M. TAX: \$0.00 T. TAX: \$0.00
202406270065765

**THIRD AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
WESLEY PLACE**

**THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WESLEY PLACE** is made this 26th day of
June, 2024, by the Owners of Lots in WESLEY PLACE.

WITNESSETH:

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for Wesley Place dated March 13, 1984, was recorded by the Knox County, Tennessee Register of Deeds in Deed Book 1811, Page 884 et seq. and amended by certain Amendments recorded by the Knox County, Tennessee Register of Deeds in Deed Book 1813, Page 016 et seq. and Instrument Number 200307250010172 respectively (collectively referred to as the "Declaration").

WHEREAS, the Owners of Lots in WESLEY PLACE desire to Amend the Declaration as set forth in this **THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESLEY PLACE**.

WHEREAS, the requisite number of Lot Owners, being not less than seventy-five percent (75%) of the Lot Owners as set forth in Article X, Section 3 of the Declaration, have now approved the amendments to the Declaration hereinafter set forth as evidenced by their signatures below.

NOW THEREFORE, in consideration of the foregoing premises, and other good and valuable consideration, the undersigned Lot Owners hereby Amend the Declaration as follows:

- 1.) ARTICLE IV, Section 11 is hereby added to the Declaration as follows:

Section 11. Annual Assessments for Trash Collection. The Association, by and through its Board of Directors, shall have the right to negotiate contracts with companies to provide trash and recycling collection services on behalf of all Lot Owners under such conditions and for such considerations as it shall deem proper under the circumstances. The costs associated with such trash collection services shall be charged to all Lot Owners as part of the annual assessments provided for in this Article IV.

2.) Except as specifically amended by this Amendment, all other terms, covenants and conditions of the Declaration shall remain in full force and effect.

3.) Any capitalized term used herein and not otherwise defined shall have the same meaning as set forth in the Declaration.