

This instrument prepared by:

Nick McBride
Register of Deeds
Knox County

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Knoxville, Tennessee 37919
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**FOURTH AMENDMENT OF
DECLARATION OF COVENANTS AND RESTRICTIONS
OF THE GROVE AT BOYD STATION**

This Fourth Amendment is made and entered into as of March 14, 2024, by **HOMESTEAD LAND HOLDINGS, LLC**, a Tennessee limited liability company ("Developer").

Pursuant to the terms of the Declaration of Covenants and Restrictions of The Grove at Boyd Station, of record as **Instrument No. 202208300013958**, as amended by that First Amendment of Declaration of Covenants and Restrictions of The Grove at Boyd Station of record as **Instrument No. 20221150029405**, that Second Amendment of Declaration of Covenants and Restrictions of The Grove at Boyd Station of record as **Instrument No. 202303310052984**, and that Third Amendment of Declaration of Covenants and Restrictions of The Grove at Boyd Station of record as **Instrument No. 202402160039569**, all in the Knox County Register of Deeds Office (as amended, the "Declaration"), the Developer established The Grove at Boyd Station subdivision (the "Subdivision").

Article XVI of the Declaration specifically provides that the Developer has the unilateral right to amend the list of Maintenance Free Lots on Exhibit B. The Developer now wishes to amend Exhibit B.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, and pursuant to the rights granted to the Developer under Article XVI of the Declaration, the Developer hereby amends the Declaration as follows:

1. Amendment of Declaration. The Declaration is hereby amended by deleting Exhibit B in its entirety and inserting in lieu thereof Exhibit B attached to this Amendment as Exhibit B to the Declaration.
2. Defined Terms. Any capitalized term not otherwise defined herein shall have the same meaning given it in the Declaration.
3. Continued Effect. Except to the extent it is modified or amended hereby, the Declaration shall remain in full force and effect.


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REC'D FOR REC 3/20/2024 11:10 AM
RECORD FEE: \$17.00 T20240009680
L. TAX: \$0.00 T. TAX: \$0.00
202403200045258

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed by its duly authorized officer as of the date set forth above.

HOMESTEAD LAND HOLDINGS, LLC

By: _____

Brian Mohney,
Managing Member

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, a notary public of the state and county aforesaid, personally appeared BRIAN MOHNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to the Managing Member of Homestead Land Holdings, LLC, the within named bargainer, a limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself Managing Member.

Witness my hand and seal, this 15th day of March, 2024.

Notary Public

My commission expires: 5/1/2027



EXHIBIT B

LIST OF MAINTENANCE FREE LOTS

Lots 26 through 91, as shown on the map entitled Grove at Boyd Station – Phase 1 Unit 2, which is recorded as **Instrument Number 202301100039136** in the Register's Office for Knox County, Tennessee, are the Maintenance Free Lots.