

## **MOUNTVIEW VILLAGE OWNERS ASSOCIATION BYLAW/MASTER DEED AMENDMENTS**

Pursuant to Section III. 28. of the Bylaws of the Mountview Village Owners Association of record in WD Book 311, Page 789, in the Register of Deeds Office for Sevier County, Tennessee, owners/members holding at least 66-2/3% of the total votes of the Association adopted the following Bylaw/Master Deed Amendments by affirmative written ballot:

### **AMENDMENT NO. 1.:**

**Section III. BY-LAWS. 20. Insurance:** (c) is *deleted* in its entirety and supplanted with the following:

(c) Each unit owner is required to secure liability and casualty insurance on the unit itself, at the owner's own expense. A copy of the coverage shall be provided to the Management Committee as provided in "(e)" hereafter and the Management Committee is entitled to adopt such reasonable rules and provisions regarding the limits and terms of the unit owner's individual coverages as may be deemed reasonably necessary to provide full and adequate insurance for the condominium.

Pursuant to Section III. **BY-LAWS. 28. Amendment:**, the *Master Deed* shall be correspondingly amended by deleting **paragraph 17.** of the Master Deed and supplanting it with the following:

17. The owner(s) of an individual unit shall have the obligation to secure liability and casualty insurance on the unit itself, at the owner's own expense, as provided in the By-Laws and corresponding Rules and Regulations of the Association.

### **AMENDMENT NO. 2.:**

**Section III. BY-LAWS. 15. Limitation on Use of Units and Common Elements:** is deleted in its entirety and supplanted with the following:

15. **Limit on Number of Occupants, Use of Units and of Common Elements:** The units and common elements shall be occupied and used as permitted and restricted in the Master Deed and the Management Committee shall be empowered to promulgate Rules and Regulations in connection with such uses and restrictions. In consideration of unit sizes, density, limited area for parking and common facilities, as well as the intent of the development as a whole, except as provided hereinafter, a two bedroom unit shall be limited to four (4) residents and a three bedroom unit shall be limited to six (6) residents. For the purposes of this provision, "resident" is not intended to include temporary visitors of unit residents, e.g. family weekend, vacation or holiday visits, but rather actual residential occupancy, either full time or seasonal. Moreover, the Board is granted the discretion – on a case-by-case basis – to make exceptions for these provisions upon extenuating circumstances.

Pursuant to Section III. **BY-LAWS. 28. Amendment:**, the *Master Deed* shall be correspondingly amended by deleting **paragraph 6.** of the Master Deed and supplanting it with the following:



6. Occupancy of units shall otherwise be as set forth in the By-Laws and any promulgated Rules and Regulations of the Management Committee.

MOUNTVIEW VILLAGE OWNERS ASSOCIATION

ATTEST:

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BY: Kim Hall  
ITS: President

STATE OF Tennessee )  
COUNTY OF Sevier )

Personally appeared before me, the undersigned, a Notary Public, Kim Hall, with whom I am personally acquainted or has shown proof of identity, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of MOUNTVIEW OWNERS ASSOCIATION and is authorized to execute this instrument on behalf of the Association.

WITNESS my hand, at office, this 13<sup>th</sup> day of December, 2021.

Emily Gideon  
NOTARY PUBLIC

My Commission Expires: 5/25/25



BK/PG: 5969/166-167

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2 PGS : AMENDED MASTER DEED	
BATCH: 581200	
12/16/2021 - 09:24 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, SEVIER COUNTY  
CYNDI B PICKEL  
REGISTER OF DEEDS