

2 PGS:AL-AMENDMENT TO RESTRICTION	
DEF BATCH: 137935	05/19/2020 - 10:01 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, JEFFERSON COUNTY

**ED STINER**  
REGISTER OF DEEDS

This instrument prepared by:  
Devin J. Koester  
Attorney at Law  
1620 Newport Highway  
Sevierville, TN 37876  
2020-100/amw

RE: Book 841, Page 388

**AMENDMENT TO RESTRICTIONS**

**FOR**

**EAGLE VIEW**

Come the undersigned, Developers of property located in the Second (2nd) Civil District of Jefferson County, Tennessee, being the fee simple owner of more than ten (10%) percent of property located in the Eighth (8<sup>th</sup>) Civil District of Sevier County, Tennessee and known as Eagle View as the same appears on a plat of record in Plat Cabinet H, Slide 328 in the Register's Office for Jefferson County, Tennessee and in accordance with the Restrictions of record in Book 841, Page 388, specifically Item 12, in the said Register's Office and desire to amend:

**Paragraph 1. shall be amended to read as follows:**

LAND USE. All lots shall be devoted exclusively to residential use, and no building shall be erected or maintained in the subdivision other than single family residences, private swimming pools, pool houses, approved outbuildings, outdoor cooking areas and children's playhouses. All residences shall have at least a double car garage, either attached thereto or integrated in or beneath a residence.

No lot or any building erected thereon shall at any time be used for the purpose of any trade, business, profession, commercial enterprise or enterprises of any kind for profit.

No lot or any building erected thereon shall at any time be used for any commercial purposes other than an in-house office or business which is otherwise invisible and does not generate any commercial traffic or activity of any kind that would be noticeable or disruptive in a residential setting. Overnight rentals of any kind are prohibited and any short term rentals must exceed a term of 30 days.

No sign of any character shall be displayed or placed upon any property except those advertising the property for sale and those used by a builder to advertise the property during construction and sales period.

No vegetable gardens shall be planted or extended nearer the street than the rear yard of any residence, an in no event, nearer than 25 feet from any adjoining property.

All of said lots, from the date of sale, must be maintained by the owner in a neat and orderly condition, including grass cutting and debris removal. See mowing provisions - Item 14 of these restrictions.

WITNESS our signatures this 12 day of May, 2020.

Reuy Hsiung Cheng  
Reuy Hsiung Cheng

Tsai Fang Cheng  
Tsai Fang Cheng

STATE OF Florida  
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public, Reuy Hsiung Cheng and wife, Tsai Fang Cheng, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

MAY WITNESS my hand, at office, this 12 day of \_\_\_\_\_, 2020.



Aaron J. Peoples  
State of Florida

[Signature]

My Commission Expires 10/17/2024  
Notary Public  
Commission No. GG 268498

My Commission Expires \_\_\_\_\_