

Amends the By-Laws for Wisteria
Plantation Condominium Owners'
Association, Inc., attached as Second Amendment
to the Master Deed of Record as
Instrument 200510170034666, Knox
County Register of Deeds Office

SECOND AMENDMENT TO THE BY-LAWS FOR WISTERIA PLANTATION
CONDOMINIUM OWNERS' ASSOCIATION, INC.

WHEREAS, the By-Laws for the WISTERIA PLANTATION CONDOMINIUM OWNERS' ASSOCIATION, INC. (the "By-Laws") are attached as Second Amendment to the Master Deed of record as Instrument No. 200510170034666 in the Register's Office for Knox County, Tennessee; and


WHEREAS, Notice of a Meeting of the Membership of the WISTERIA PLANTATION CONDOMINIUM OWNERS' ASSOCIATION, INC. (the "Association") was given on November 13, 2010 pursuant to the Association By-Laws, Article II, Section 3, for a meeting to be held on December 1, 2010 at 6:00pm at New Harvest Park Community Center, 4775 New Harvest Park Lane, Knoxville, Tennessee 37918; and

WHEREAS, said Meeting of the Membership of the Association took place, pursuant to the Association By-Laws, Section 2, on said day and time; and

WHEREAS, the Membership of the Association present at the Meeting represented a quorum and desired to amend the By-Laws of the Association; and

NOW, THEREFORE, the Membership of the Association, pursuant to Article XII, Section 1 of the By-Laws of the Association, hereby amends the By-Laws according to the attached Second Amendment, Which will become Article XIV of Exhibit "B"

The SECRETARY of the Association certifies that a quorum of Membership, pursuant to Article II, Section 4 of the By-Laws, was present at the Special Meeting held on December 1, 2010 and a majority of said quorum voted to adopt the Second Amendment to the By-Laws.


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REC'D FOR REC 01/05/2011 12:56:17PM
RECORD FEE: \$27.00
M. TAX: \$0.00 T. TAX: \$0.00
201101050040931

IN WITNESS WHEREOF, the Membership has executed this instrument on this date 1-5-11

WISTERIA PLANTATION CONDOMINIUM OWNERS' ASSOCIATION, INC.

By: [Signature]

It's President

By: Walter Moore

It's: Secretary

STATE OF TENNESSEE)

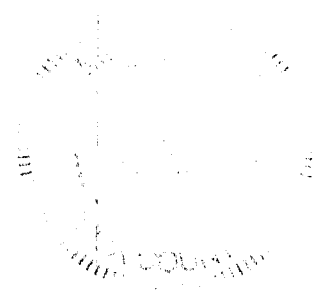
COUNTY OF KNOX)

Personally appeared before me, Misty Jewin a notary public of said state and county, Knoxville, TN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that David Gibson executed the within instrument for the purposes therein contained

WITNESS my hand and seal this date 1/5/11

Notary Public [Signature]

My Commission expires 8/12/2012



STATE OF TENNESSEE)

COUNTY OF KNOX)

Personally appeared before me, Misty Seaman a notary public
of said state and county, Knoxville, TN., the within named
bargainor, with whom I am personally acquainted (or proved to me on the basis of
satisfactory evidence), and who, upon oath, acknowledged that Walter Moore
executed the within instrument for the purposes therein contained

WITNESS my hand and seal this date 4/5/2011.

Notary Public Misty Seaman

My Commission expires 8/12/2012

Article XIV

11/10/ 2010

**Second Amendment to the By-Laws for Wisteria Plantation Condominium
Owners Association, Inc.**

1. Homeowners that have problems or questions about landscaping contact the President of the Association or another board member.
2. No parking on streets after dark. Use the additional common areas which have been added to accommodate extra automobiles. Vehicle speed limit is 15 miles per hour for home owners and guest.
3. Smokers refrain from throwing butts on ground.
4. Vehicles that drip oil, shed dirt and residue that accumulates in common areas will not be allowed to park on the property.
5. No basketball goals or other children's toys or owner's personal affects left out overnight or permanently in sight.
6. No exterior yard accessories in the surrounding mulch or grass, also nothing is to be attached to the exterior of the buildings. Trash receptacles must be kept inside except on the assigned trash pickup day. Grills cannot be stored on patio if you live in a three unit condo as prescribed by the County Fire Code. Flat stepping stones up to 24" square are acceptable provided they match the contours of the mulch bed. Anyone with questions about what does not meet the Wisteria Plantation rules can contact any board member.
7. Homeowners are allowed to plant flowers in the existing mulch only and they must be comparable to the community décor, however after they are planted it becomes the homeowner's responsibility to care for them not the landscaper. No artificial plants are permitted in the mulch.
8. Patio furniture must be sized to fit within the boundaries of the patio. Patio umbrellas are allowed but must be stored inside when not in use because of potential safety issues.
9. Only one standard size real estate sign will be allowed in front of Condos that are for sale.
10. American flags are allowed on Memorial Day, 9/11, Flag Day, and Independence Day or on any other government holiday. Flags placed in mulch must be the small removable types. Game day flags are allowed on game days only.
11. Outside Christmas decorations are allowed from Thanksgiving Day until January 7th. No lights hanging from the roof, gutter and columns. Additionally, no inflatable decorations or lights in the mulch or grass. No chaser lights are allowed.

12. No piercing of the buildings for any reason including to hang ornaments and decorations.
13. Any changes to property such as screened in patios, glass sun rooms, storm doors or satellite dishes must have written approval from the Board of Directors. However all structural alterations become the responsibility of the individual owner. Wisteria Plantation Condo Owners Association will not bear the burden of maintaining these items. It is the current home owner's responsibility to make potential buyers aware of this agreement.
14. Home owners are expected to abide by the following Knox County Codes.
15. Knox County Code Chapter 6 Article II Animal Control Section 6-48 thru Section 6-75. Dog owners are required to pick up their dog excretion.
16. Knox County Fire Code Chapter 33 Explosives and Fireworks Section 3301.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.
17. Knox County Fire Code Section 308 Open Flames 308.3.1 Open-flame cooking devices and 308.3.1.1 Liquefied-petroleum-gas-fueled- cooking devices. Exemptions: One and two family dwellings.
Refer to the Knox County Website for more information regarding County Codes.
18. Anyone found to be in violation will be given fourteen days to comply, after fourteen days a penalty of twenty five dollars per day will be charged to the homeowner until the violation is corrected.