

FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS AND EASEMENT FOR FRANKLIN HILL

This Fourth Amendment to Declaration of Restrictions and Easement for Franklin Hill ("Third Amendment") is executed as of July 23, 2026, by Franklin Hill Homeowners' Association, Inc. (the "Association") and amends the Declaration of Restrictions and Easement for Franklin Hill of record in Warranty Book 1921, Page 0116, Register's Office for Knox County, Tennessee, as previously amended by Amendment to Declaration of Restrictions and Easement for Franklin Hill of record in said office as Instrument Number 200011150033472, Second Amendment to Declaration of Restrictions and Easement for Franklin Hill of record in said office as Instrument Number 200312310066191, and Third Amendment to Declaration of Restrictions and Easement for Franklin Hill of record in said office as Instrument Number 201305010071477 (collectively, the "Declaration").

WHEREAS, Franklin Hill, a subdivision created by plat of record in Plat Cabinet J, Slide 268B (Map Book 104L, Page 31), as modified by plat of record in Plat Cabinet F, Slide 122D and various other resubdivisions of particular lots (Plat Cabinet F, Slides 164C, 184D and 188A; Plat Cabinet K, Slides 12C, 49B, 76C, 339D, 362B and 362C; Plat Cabinet L, Slide 143B; and Plat Cabinet M, Slides 151B and 171C) is subject to certain restrictive covenants as per the Declaration; and

WHEREAS, the Declaration, at section 26, allows for amendment of the Declaration by a vote of 66 & 2/3 % of Lot Owners in Franklin Hill; and

WHEREAS, the Declaration was amended by the affirmative vote of the Lot Owners at a duly called annual meeting of the Association on November 18, 2024, as adjourned, per the terms of this Fourth Amendment.

NOW, THEREFORE, the Declaration, as a matter of public record, is amended as follows:

1. The following language is substituted as a new Section 28 in the Declaration:

- 2.

"All Lots in the Subdivision shall be used strictly for residential dwellings for the Lot Owners. No Lot Owner shall be entitled to rent or lease his or her property for short-term rentals. Short-term rentals, for purposes of this Section 28, shall mean any lease or rental of a residence constructed on a Lot that is for a term of less than six (6) months. This restriction shall be applied prospectively only and shall not apply to any rental or lease agreement in effect on the date this amendment is adopted; provided, however, any rental or sublease in effect on the date of adoption of this amendment shall be allowed to continue until the earlier of (a) the date the Lot is sold or conveyed to a third party or (b) the expiration of the existing term of the rental or lease agreement."

IN WITNESS WHEREOF, the Association has adopted this Fourth Amendment pursuant to section 26 of the Declaration as of the date first set forth above.