

This document prepared by:

Bill Young

1414 Continental Dr #311

Chattanooga, TN 37405

**FOURTH AMENDMENT OF MASTER DEED FOR
CONTINENTAL CONDOMINIUM ASSOCIATION**

WHEREAS, Paragraph 23 of the Master Deed for the Continental Condominium Association provides that "... the provision of this Master Deed may be amended, modified or rescinded by an instrument in writing setting forth such change, amendment, modification or rescission and duly adopted by the affirmative vote of Unit Owners owning not less than eighty percent (80%) of the total ownership of the Common Elements, and duly acknowledged before a Notary Public provided however, that all holders of a Recorded Mortgage or deed of trust encumbering any one or more Units in the Building shall be notified by certified mail of any such change, amendment, modification or rescission, and an affidavit by the Secretary of the Association certifying to such mailing is made apart of such instrument effecting such amendment, modification or rescission, ..."; and

WHEREAS, a special meeting of the Unit Owners in Continental Condominium Association was held, after proper notice was given, in the Party Room at the Continental Condominiums at 1414 Continental Drive, Chattanooga, Tennessee 37405 on February 9, 2023; and

WHEREAS, at the above-mentioned special meeting, the Amendment hereinafter more specifically set forth was duly adopted by the affirmative vote of (89.94%) of the Unit Owners, and

WHEREAS, all holders of a Recorded Mortgage or deed of trust encumbering any one or more Units of the Building have been notified by certified mail of such Amendment, as certified

TOTAL FEES \$22.00

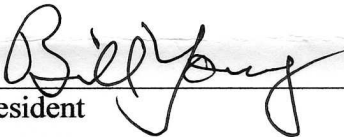
State of Tennessee Hamilton County
Register of Deeds **MARC GRAVITT**

by the Affidavit to that affect made by the Secretary of the Association, and attached hereto and made a part hereof as **Exhibit A**;

NOW, THEREFORE, in consideration of the premises

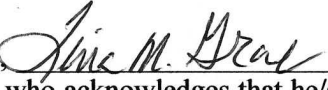
DELETE Item 13, which was added to Paragraph 21(c) by amendment October 7, 1985, as shown below. Item 14, also added October 7, 1985, is renumbered to item 13.

Deleted: “(13.) This Condominium project has been developed for the purpose of providing residential accommodations for adults. Consequently, no person under the age of 16 years may occupy any unit as a permanent residence. Any person residing in a unit for a period of more than 30 days during any consecutive 12 months period shall be deemed a permanent resident of such unit.”



President

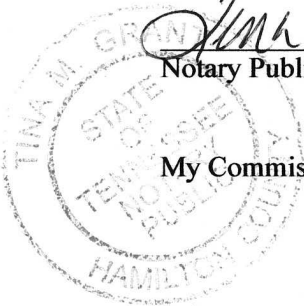
STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, , Notary Public, Bill Young, with whom I am personally acquainted, and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the President of Continental Condominium Association, Inc., and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 28th day of June, 2023.



Notary Public
My Commission Expires: 08-24-2024

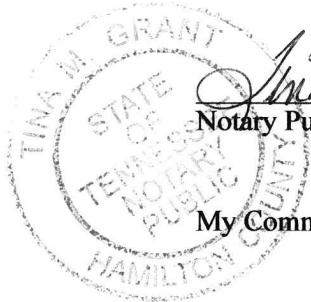


Harry Pinner
Vice-President

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, Tina M. Grant, Notary Public, Harry Pinner, with whom I am personally acquainted, and who acknowledges that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the Vice-President of Continental Condominium Association, Inc., and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 28 day of June, 2023.



Tina M. Grant
Notary Public


My Commission Expires: 08-24-2026

EXHIBIT A:
SECRETARY AFFIDAVIT

Comes Carolyn Roberts, Secretary to the Continental Condominium Association (the "Continental"), and, pursuant to Paragraph 23 of that Master Deed of the Continental Condominium Association, recorded at Book 2844, page 122 in the Register's Office of Hamilton County, Tennessee, and hereby states as follows:

1. That I am the Secretary for the Continental; and
2. That I certify that on the 9 of March, 2023, the attached Amendment to the Master Deed has been mailed by certified mail to all holders of a Recorded Mortgage or deed of trust encumbering any Units at the Continental.

FURTHER AFFIANT SAITH NOT.



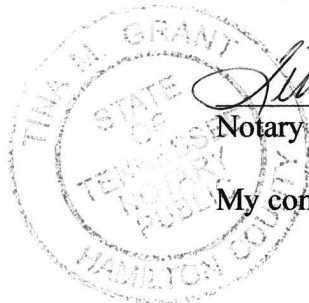
Carolyn Roberts

STATE OF Tennessee:

COUNTY OF Hamilton:

Personally appeared before me, a Notary Public in and for said County and State, the within named, Carolyn Roberts, Secretary of the Continental who after having been duly sworn, executed the foregoing Affidavit for the purposes therein contained.

WITNESS my hand and official seal this 28th day of June, 2023.





Notary Public

My commission expires: 08-24-2026