

This Instrument Prepared By:  
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**DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS  
FOR SHEFFIELD**

KNOW ALL MEN BY THESE PRESENTS, that this Declaration of Easements, Covenants and Restrictions for Sheffield is made this 8<sup>th</sup> day of February, 2007, by Sheffield Properties a/k/a Sheffield Properties General Partnership, a Tennessee general partnership with its chief executive office located at 150 Major Reynolds Place, Knoxville, Tennessee 37919 (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, Developer is the owner of all the real property described in Exhibit A attached hereto, to which Exhibit A specific reference is hereby made for a more particular description (the property described in Exhibit A is hereinafter referred to as the "Subject Property"), and desires to create on the Subject Property a residential community to be known as "Sheffield;"

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of open spaces and other common facilities; and, to this end, desires to subject the Subject Property, together with such additions as may hereinafter be made thereto, as provided in this Declaration, if any, to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said community and each owner thereof, to the extent so provided in this Declaration; and

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an entity for the purpose of maintaining and administering the community properties and facilities, and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Developer has incorporated under the laws of the State of Tennessee a non-profit corporation called "Sheffield Community Owners Association, Inc." for the purpose of exercising such functions; and

WHEREAS, David Moore Galbraith is the owner of the real property described in Exhibit C attached hereto, to which Exhibit C specific reference is hereby made for a more particular description (the property described in Exhibit C is hereinafter referred to as the "Galbraith Property"), and desires that the Galbraith Property be included in the community to be created by Developer (the Subject Property, and all the additions made thereto, if any, and the Galbraith Property being collectively referred to as the "Community");

