

IN THE CHANCERY COURT FOR CAMPBELL COUNTY, TENNESSEE

DANIEL VALLE, et al.

Plaintiffs,

vs.

MADLINE FIELDS, et al.,

No.: 7CHI-2019-CV-237

Defendants.

AMENDED ORDER OF RECEIVERSHIP

This matter came on to be heard before the undersigned Judge on the 30th day of August, 2021 upon the Report of Receiver, the Motion to Alter or Amend the Order of Receivership, the previous Order of this Court directing the Receiver to notice, organize, and execute an initial meeting and election for the Deerfield Homeowners Association, Inc. Board of Directors, the arguments of counsel, and entire record from all of which the Court finds that the Order of Receivership previously entered on May 12, 2021 should be modified. The Court's subsequent action in directing the Receiver to notice, organize and execute the initial meeting and election of a Board of Directors for the Deerfield Homeowners Association, Inc. has rendered many of the previously assigned duties of the Receiver to be un-necessary and/or impractical in light of the election of a Board of Directors of the HOA by the end of calendar year 2021. Given the short time frame until said election, many of the duties previously assigned to the Receiver are impractical and/or not in the best interests of the HOA. The Court further finds that the concerns of the Plaintiffs regarding the management of the Deerfield Resort, given the anticipated

relatively short time frame until the election and organization of an active HOA Board of Directors, may be served and protected through discovery.

Accordingly, it is ORDERED as follows:

1. Attorney H. Scott Reams shall continue to serve as Receiver for Deerfield Resort Homeowners Association, Inc., without bond, until further orders of this Court;
2. The Receiver shall do all things necessary and proper to notice, conduct, supervise, organize, and execute a meeting of eligible voters to elect a Board of Directors for the Deerfield Homeowners Association, Inc., and to do all things reasonably necessary and lawful for said Board of Directors to be a properly functioning entity.
3. The Defendants shall promptly provide the Receiver with \$25,000 from fees collected from property owners in Deerfield Resort, said funds to be used by the Receiver in the fulfillment of his duties as Receiver. The Defendant shall continue to maintain appropriate records of funds collected from property owners, but the Receiver shall not be tasked with the collection of fees from landowners. The payment of \$25,000 directed herein is without prejudice to the Receiver requesting additional funds as and if needed.
4. The Receiver is authorized to employ such accountants, professionals, consultants, and contractors as maybe reasonably necessary to notice, oversee, conduct, and report the results of an election of the Board of Directors for the HOA and to assist the initially-elected directors in conducting an organizational meeting.


5. The Receiver shall serve as the registered agent for the HOA and shall do all acts reasonably necessary for the performance of the duties as such registered agent.
6. The Receiver shall provide periodic reports of his activities as Receiver to the Court and the parties through their counsel of record.
7. The Receiver shall continue to serve until further Orders of this Court.

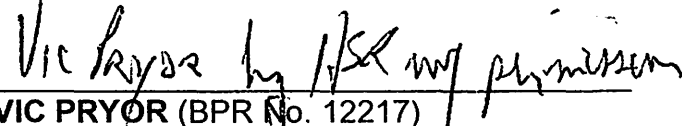
The foregoing is ORDERED and previous Orders in conflict with this Order are superceded by this ORDER..

ENTER this the 8 day of Oct, 2021.


BETH BONIFACE, JUDGE

APPROVED FOR ENTRY:


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