

RESTRICTIVE COVENANTS APPLYING TO
STEWART CREEK FARMS, SECTIONS I, II & III

The undersigned, ROWLAND AND ROWLAND INVESTMENTS, LLC, a Tennessee Limited Liability Company, being the Owner and Developer in fee simple of the real estate that has been subdivided and named STEWART CREEK FARMS, SECTION I, II and III, according to surveys and plats, which plats are of record in Plat Book 29, page 187 (Section I), Plat Book 30, page 112 (Section II) and Plat Book 32, page 32 (Section III), of the Register's Office of Rutherford County, Tennessee, and having heretofore prepared, executed and recorded certain *Restrictive Covenants* applying to said referenced subdivision, which said *Restrictive Covenants* are of record at Record Book 572, page 1218 (Section I), Record Book 633, page 1713 (Section II) and Record Book 751, page 2728 (Section III) said Register's Office, does hereby, by these presents, amend said *Restrictive Covenants* as follows:

1. **Article IV, Section 3.(c) (Maximum Annual Assessment)** is hereby deleted in its entirety. In lieu thereof, the following is substituted:

(c) In addition to the Annual Assessments authorized herein, the Board may levy a Special Assessment applicable to a particular year, provided that any such Special Assessment shall have the affirmative Votes of not less than a majority of the total Votes within the Association at a meeting of all Members which shall be held after not less than five (5) days' written notice of the date, time and purpose for said meeting, at which a quorum shall be present. Special Assessments shall be due and payable on the date which is fixed by the resolution authorizing such assessment.

WITNESS this 19 day of October, 2007.

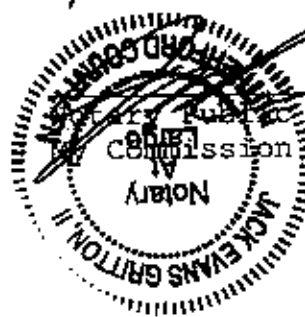
ROWLAND AND ROWLAND INVESTMENTS, LLC, a
Tennessee Limited Liability Company

BY: [Signature]
William E. Rowland, Sr., Chief Manager

STATE OF TENNESSEE]
 ss.
RUTHERFORD COUNTY]

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared WILLIAM E. ROWLAND, SR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of ROWLAND AND ROWLAND INVESTMENTS, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such officer executed the foregoing (AMENDED RESTRICTIVE COVENANTS APPLYING TO STEWART CREEK FARMS, SECTIONS I, II & III) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in
Murfreesboro, Tennessee, this the 19th day of October, 2007.



Jennifer H Gerhart, Register
Rutherford County Tennessee
Rec #: 535215
Rec'd: 10.00 Instrument #: 1528106
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 10/19/2007 at 11:55 AM
Total: 12.00 in
Record Book 792 Pgs 2598-2599

AMENDED
RESTRICTIVE COVENANTS APPLYING TO
STEWART CREEK FARMS, SECTIONS I, II & III

The undersigned, ROWLAND AND ROWLAND INVESTMENTS, LLC, a Tennessee Limited Liability Company, being the Owner and Developer in fee simple of the real estate that has been subdivided and named STEWART CREEK FARMS, SECTION I, II and III, according to surveys and plats, which plats are of record in Plat Book 29, page 187 (Section I), Plat Book 30, page 112 (Section II) and Plat Book 32, page 32 (Section III), of the Register's Office of Rutherford County, Tennessee, and having heretofore prepared, executed and recorded certain *Restrictive Covenants* applying to said referenced subdivision, which said *Restrictive Covenants* are of record at Record Book 572, page 1218 (Section I), Record Book 633, page 1713 (Section II) and Record Book 751, page 2728 (Section III) said Register's Office, does hereby, by these presents, amend said *Restrictive Covenants* as follows:

1. Exhibit "B", By-Laws, Article III (c), Section 20 (*Borrowing*) is hereby deleted in its entirety. In lieu thereof, the following is substituted:

Section 20. Borrowing. The Board of Directors shall have the power to borrow money for the purpose of maintenance, repair or restoration of the Area of Common Responsibility or any capital improvement with the approval of a simple majority of the Members of the Association.

2. All other provisions of said referenced *Restrictive Covenants* are hereby ratified and reaffirmed.

WITNESS this 31st day of October, 2007.

ROWLAND AND ROWLAND INVESTMENTS, LLC, a
Tennessee Limited Liability Company

BY: _____

William E. Rowland, Sr., Chief Manager

-----, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared WILLIAM E. ROWLAND, SR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of ROWLAND AND ROWLAND INVESTMENTS, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that he as such officer executed the foregoing (AMENDED RESTRICTIVE COVENANTS APPLYING TO STEWART CREEK FARMS, SECTIONS I, II & III) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 31st day of October, 2007.

Tonya Verena Landry
Notary Public

My Commission expires: *November 22, 2009*



Jennifer M Gerhart, Register
Rutherford County Tennessee
Rec #: 536646
Rec'd: 10.00 Instrument #: 1530544
State: 0.00
Clerk: 0.00 Recorded
EDP: 2.00 11/2/2007 at 9:01 AM
Total: 12.00 in
Record Book 795 Pgs 3953-3956

**AMENDMENT TO
RESTRICTIVE COVENANTS APPLYING TO
STEWART CREEK FARMS,
SECTION II**

WHEREAS the Restrictive Covenants for Stewart Creek Farms, Section II (the "Declaration"), is of record in Record Book 633, Page 1713, Register's Office for Rutherford County, Tennessee, and

WHEREAS all property subject to said Declaration has been conveyed by, and is no longer owned by, the Declarant named therein, and

WHEREAS, Article VIII, Section 3 of the Declaration provides for amendment by affirmative vote of at least three-fourths (3/4ths) of the votes of the Owners, and the amendment shall be effective when the instrument evidencing such change has been filed of record signed by the required Lot owners, and

WHEREAS the undersigned, being more than seventy-five (75%) percent of the Lot Owners as defined in said Declaration, wish to amend said Declaration,

NOW, THEREFORE, said Declaration is hereby Amended by deleting the present Article V, Section 24, thereof and substituting the following in place thereof:

SECTION 24. BASKETBALL GOALS. Upon approval of its location and quality by the Architectural Review Committee, a basketball goal, placed permanently in the ground, is permitted. Any such basketball goal must be located on or adjacent to the residence's driveway, far enough from the street to provide for its safe use and to avoid interference with normal traffic flow. The color and quality must comply with the Stewart Creek Farms Architectural Guidelines and receive approval prior to installation. Any such basketball goal shall be maintained by the Lot Owner. The net must be in place and not be missing or torn. No broken rims or peeling paint is permitted. All submissions for approval shall be made as required in the governing documents and a picture and diagram of the location on the Lot of the basketball goal must be provided with the submission.

Except as specifically modified and amended by this Amendment, the Declaration shall remain in full force and effect.

This Amendment to the Restrictive Covenants Applying to Stewart Creek Farms, Section II, shall become effective on the date it is recorded in the Register's Office for Rutherford County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this Declaration.

Heather Dabbern, Register
Rutherford County Tennessee
Rec #: 773581

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 18th Day of January, ²⁰¹⁴~~2013~~, before me,
Mary C. Ward, a Notary Public, personally appeared ~~Maurice Brown~~ and/or Arma Brown
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.



Mary C. Ward
Notary Public

My Commission Expires: _____

7020 Citation Lane
Murfreesboro, TN 37129

Jittaun Caldwell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the _____ Day of _____, 2013, before me,
_____, a Notary Public, personally appeared Jittaun Caldwell, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within instrument and
acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

7009 Venetian Way
Murfreesboro, TN

Leonard Cato

Delilah Cato

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the _____ Day of _____, 2013, before me,
_____, a Notary Public, personally appeared Leonard Cato and/or Delilah Cato,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

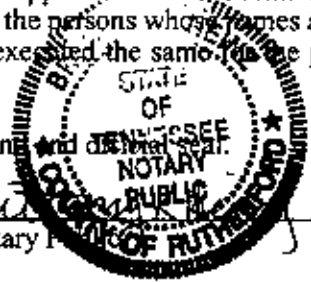
Notary Public

My Commission Expires: _____

Kristin Coffman
Kristin Coffman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 18 Day of October, 2013, before me, Brittany K. Herz, a Notary Public, personally appeared Kevin Coffman and/or Kristin Coffman, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.
Brittany K. Herz
Notary Public


My Commission Expires: 03-22-2016

7011 Citation Lane
Murfreesboro, TN 37129

Steven Eaves

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the _____ Day of _____, 2013, before me, _____, a Notary Public, personally appeared Steven Eaves, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

7013 Venetian Way
Murfreesboro, TN 37129

Michael Engel

Tara Engel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the _____ Day of _____, 2013, before me, _____, a Notary Public, personally appeared Michael Engel and/or Tara Engel, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 18th Day of January, 2014, before me,
Mary C. Ward, a Notary Public, personally appeared Jonathan Frame, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within instrument and
acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.



My Commission Expires NOV. 8, 2017
7008 Citation Lane
Murfreesboro, TN 37129

Mary C. Ward
Notary Public

Charles Horsley, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 18th Day of January, 2014, before me,
Mary C. Ward, a Notary Public, personally appeared Charles Horsley, Jr., known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within instrument and
acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.



My Commission Expires NOV. 8, 2017
7016 Citation Lane
Murfreesboro, TN 37129

Mary C. Ward
Notary Public

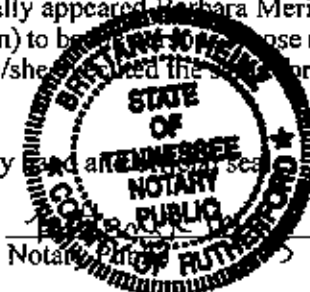
Barbara Meriweather

Alex Meriweather

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 27 Day of October, 2013, before me,
Brittany K. Hinz, a Notary Public, personally appeared Barbara Meriweather and/or Alex
Meriweather, known to me (or satisfactorily proven) to be the person whose names are subscribed
to the within instrument and acknowledged that he/she executed the same for the purposes therein
contained.

In Witness whereof, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 03-22-2016

Signature and Title

By: Steffron James
Print Name

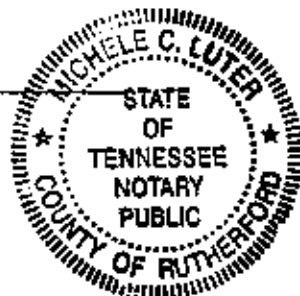
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 16th Day of December, 2013, before me, Michele Luter, a Notary Public, personally appeared Steffron James, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained and has the express authority to execute this document as a representative of Michael's Homes, LLC.

In Witness whereof, I hereunto set my hand and official seal.

Michele Luter
Notary Public

My Commission Expires: 9/21/2016



7017 Venetian Way
Murfreesboro, TN 37129

Michael's Homes, LLC

By: [Signature]
Signature and Title

By: Steffron James
Print Name

Newton Construction Rep.

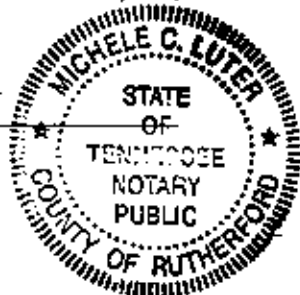
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 16th Day of December, 2013, before me, Michele Luter, a Notary Public, personally appeared Steffron James, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained and has the express authority to execute this document as a representative of Michael's Homes, LLC.

In Witness whereof, I hereunto set my hand and official seal.

Michele Luter
Notary Public

My Commission Expires: 9/21/2016



7019 Citation Lane
Murfreesboro, TN 37129

Stephen Nolen

Julie Nolen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 18th Day of January, 2014, before me, Mary C. Ward, a Notary Public, personally appeared Stephen Nolen and/or Julie Nolen, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

[Signature] In Witness whereof, I hereunto set my hand and official seal.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 6 Day of JANUARY, 2014, before me, Patricia Long, a Notary Public, personally appeared Rex Palmer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

My Commission Expires: 7-9-2016

Notary Public



7021 Venetian Way
Murfreesboro, TN 37129

James Storsberg

Kathy Storsberg

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 14 Day of December, 2013, before me, Patricia Long, a Notary Public, personally appeared James Storsberg and/or Kathy Storsberg, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 7-9-2016



7005 Venetian Way
Murfreesboro, TN 37129

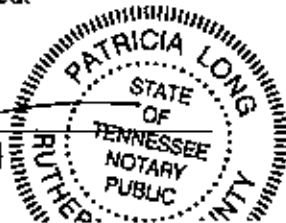
Maxine H. Sullivan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 29 Day of JANUARY, 2014, before me, Patricia Long, a Notary Public, personally appeared Maxine H. Sullivan, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 17th Day of December, 2013, before me,
Marcus Victor, a Notary Public, personally appeared Susan Vanderbilt, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within instrument and
acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Marcus Victor
Notary Public

My Commission Expires: 6-21-14

7024 Citation Lane
Murfreesboro, TN 37129

Byron White

Veda White

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the _____ Day of _____, 2013, before me,
_____, a Notary Public, personally appeared Byron White and/or Veda White,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the _____ Day of _____, 2013, before me, _____, a Notary Public, personally appeared Susan Vanderbilt, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____.

7024 Citation Lane
Murfreesboro, TN 37129

Byron White

Veda White
Veda White

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 29 Day of JANUARY, 2014, before me, PATRICIA LONG, a Notary Public, personally appeared Byron White and/or Veda White, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 7-9-2016

