## 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 // day of October, 2007.

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

BY: William E. Rowland, Sr., Chief Manager

STATE OF TENNESSEE

ss.

]

1

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 1911 day of October, 2007.

Jennifer # Gerhart, Revister
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
Record Book 792 Pas 2598-2599

expires: 6/20/07

## 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 31th day of October, 2007.

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

BY: William E. Rowland, Sr., Chief Manager

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  $31^{\frac{1}{2}}$  day of October, 2007.

Notary Public

My Commission expires: NOVLNDLY 22, 2009



Jennifer M Gerhart, Register
Rutherford County Tennessee
c #: 536646
c'd: 10.00 Instrument #: 1530544
ate: 0.00
erk: 0.00 Recorded
P: 2.00 11/2/2007 at 9:01 AM
tal: 12.00 in
Record Book 795 Pss 3955-3956

REFAMENDED-STEMART CREEK FARMS.RESTRICTIONSOF

## AMENDMENT TO RESTRICTIVE COVENANTS APPLYING TO STEWART CREEK FARMS, SECTION H

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.

Roother Dawbarn, Register Rutherford County Tennessee Roc #: 773581

STATE OF TENNESSEE COUNTY OF RUTHERFORD	
On this the 18th Day of	2614, 2013, before me,
In Witness whereof, I hereunto set	
My Communication Country  My Communication Country  Son Country	Mily C. Ward
My Germission Expires NOV. 8, 2017	
7020 Citation Lane Murfreesboro, TN 37129	Jittaun Caldwell
STATE OF TENNESSEE COUNTY OF RUTHERFORD	
On this the Day of	, 2013, before me, ally appeared Jittaun Caldwell, known to me (or
	:_ ::L:L_J &_
satisfactorily proven) to be the person whose is acknowledged that he/she executed the same for a lin Witness whereof, I hereunto set r	ame is subscribed to the within instrument and the purposes therein contained.
acknowledged that he/she executed the same for t	ame is subscribed to the within instrument and the purposes therein contained.
acknowledged that he/she executed the same for t	ame is subscribed to the within instrument and the purposes therein contained.  my hand and official seal.
acknowledged that he/she executed the same for a In Witness whereof, I hereunto set a	ame is subscribed to the within instrument and the purposes therein contained.  my hand and official seal.
In Witness whereof, I hereunto set r  My Commission Expires:  7009 Venetian Way	ame is subscribed to the within instrument and the purposes therein contained.  my hand and official seal.  Notary Public
In Witness whereof, I hereunto set r  My Commission Expires:  7009 Venetian Way	ame is subscribed to the within instrument and the purposes therein contained.  my hand and official seal.  Notary Public  Leonard Cato
In Witness whereof, I hereunto set r  My Commission Expires:	ame is subscribed to the within instrument and the purposes therein contained.  my hand and official seal.  Notary Public  Leonard Cato  Delilah Cato
In Witness whereof, I hereunto set r  My Commission Expires:	ame is subscribed to the within instrument and the purposes therein contained.  my hand and official seal.  Notary Public  Leonard Cato  Delilah Cato  , 2013, before me, ally appeared Leonard Cato and/or Delilah Cato, ersons whose names are subscribed to the within ed the same for the purposes therein contained.
In Witness whereof, I hereunto set r  My Commission Expires:  7009 Venetian Way Murfreesboro, TN  STATE OF TENNESSEE COUNTY OF RUTHERFORD  On this the Day of , a Notary Public, person known to me (or satisfactorily proven) to be the p instrument and acknowledged that he/she execute	ame is subscribed to the within instrument and the purposes therein contained.  my hand and official seal.  Notary Public  Leonard Cato  Delilah Cato  , 2013, before me, ally appeared Leonard Cato and/or Delilah Cato, ersons whose names are subscribed to the within ed the same for the purposes therein contained.

Kristin Coffman

## STATE OF TENNESSEE COUNTY OF RUTHERFORD

On this the <u>18</u> Day of <u>7</u>	
Coffman, known to me (or satisfactorily proven)	onally appeared Kevin Coffman and/or Kristin ) to be the persons whose fames are subscribed to e/she executed the same for the purposes therein
In Witness whereof, I hereunto set	OF A
My Commission Expires: <u>03-22-2016</u>	Notary I
7011 Citation Lane	
Murfreesboro, TN 37129	Steven Eaves
STATE OF TENNÉSSEE COUNTY OF RUTHERFORD	
On this the Day of , a Notary Public, person	, 2013, before me, onally appeared Steven Eaves, known to me (or
satisfactorily proven) to be the person whose nacknowledged that he/she executed the same for	name is subscribed to the within instrument and
In Witness whereof, I hereunto set	my hand and official seal.
My Commission Expires:	Notary Public
7013 Venetian Way Murfreesboro, TN 37129	Michael Engel
	Tara Engel
STATE OF TENNESSEE COUNTY OF RUTHERFORD	
On this the Day of, a Notary Public, perso known to me (or satisfactorily proven) to be the instrument and acknowledged that he/she executed	, 2013, before me, nally appeared Michael Engel and/or Tara Engel, persons whose names are subscribed to the within ted the same for the purposes therein contained.
In Witness whereof, I hereunto set	
	Notary Public
My Commission Expires:	<del>.</del>

	:	
STATE OF TENNESSEE		
COUNTY OF RUTHERFORD		
Mary C. On this the 18th a Notary I	Day of January	4100
Mary C. Ward a Notary I	ublic, personally appeared long	than Frame known to me (or
sanstactority provert) to be the ber	son whose name is subscribed i	to the within instrument and
acknowledged that he/she executed	the same for the purposes therein	contained.
In witness whereof, I i	hereunto set my hand and officia	
STATES C. W. A. T.	Masse (	2. Wars
STATE	Notary Public	
OF	•	
My Lonningshof Tappres	,	
PUBLIC	$\wedge$	
SON COULTER	$f^{-1}$	
the Commission France NOV 5, 2017	Cat	
7008 Citation Lane		
Murfreesboro, TN 37129	Charles Horsley,	Ir.
STATE OF TENNESSEE	$\sim$	
COUNTY OF RUTHERFORD		
Many C. Would a Notary Presatisfactorily proven) to be the pers	- Transport	2014
Man C. Ward his the	Day of Swilliam of the least	, 2913, before me,
satisfactorily proven) to be the new	ione, personally appeared-unaries	Horsley, Jr., Known to me (or other within instrument and
acknowledged that he/she executed t	he same for the purposes therein	contained.
_	• •	
In Witness whereof, I h	nereunto set my hand and official	seal.
AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	Marie C	ward_
	Notary Public	
STATE		
TENNESSEE		
My Commissionality pines:	·	
14.		
AND SON CONTRA		
My Commission Expires NOV. 6, 2017		
7016 Citation Lane	Dadam Marina	A:
Murfreesboro, TN 37129	Barbara Meriweat	her
	MAK ME	ugg de la commencia del la commencia de la com
	Alex Merjweather	
CT. TO OF TENDINGS	· (	
STATE OF TENNESSEE COUNTY OF RUTHERFORD	·	
COUNTY OF ROTHERFORD		
On this the 27	Day of October	, 2013, before me,
Britany Ktleinz, a Notary P	ublic, personally appeared Perba	ra Meriweather and/or Alex
Meriweather, known to me (or satisfa	actorily proven) to be a section	ose names are subscribed
to the within instrument and acknow contained.	ledged that he/she	or the purposes therein
contained.	9 OF	_ <b> [</b>
In Witness whereof, I h	ereunto set my Ead and 114	500 D 5
•	·	2 AMERICA

My Commission Expires: 03-22-2016

•	س , رد	•
7		
dan	<u> 425</u>	
	Jan	James_

STATE OF TENNESSEE COUNTY OF RUTHERFORD

16th Day of Decem On this the wife a Notary Public, personally appeared Scffron 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 Notary Public **QF** ENNESSEE NOTARY PUBLIC simmings) 7017 Venetian Way Murfreesboro, TN 37129 STATE OF TENNESSEE COUNTY OF RUTHERFORD 16th Day of Occern On this the \_ ALLS a Notary Public, personally appeared Staffrons 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 MINITED FOR In Witness whereof, I hereunto set my hand and official seal. My Commission Expires: 9 1 30/6 NOTARY **PUBLIC** The same 7019 Citation Lane Murfreesboro, TN 37129 Stephen Nolen Julie Nolen STATE OF TENNESSEE COUNTY OF RUTHERFORD 2014 Day of January Day of January 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.

It Wass, whereof, I hereunto set my hand and official seal.

STATE OF TENNESSEE COUNTY OF RUTHERFORD	
On this the Day of Notary Public, perso satisfactorily proven) to be the person whose na acknowledged that he/she executed the same for the	JANUARLY, 2017, before me, nally appeared Rex Palmer, known to me (or me is subscribed to the within instrument and he purposes therein contained.
In Witness whereof, I hereunto set m	y hand and official seal. RICIA COM
My Commission Expires: 7-9-2016	Notary Public  TENNESSEE NOTARY PUBLIC
7021 Venetian Way Murfreesboro, TN 37129	James Storsberg  Kathy Storsberg
STATE OF TENNESSEE COUNTY OF RUTHERFORD	
On this the July Day of Tarrica Long a Notary Public, person Storsberg, known to me (or satisfactorily proven) the within instrument and acknowledged that he/s contained.  In Witness whereof, I hereunto set m	to be the persons whose names are subscribed to she executed the same for the purposes, therein
7005 Venetian Way Murtreesboro, TN 37129	Marine H. Sullivan
STATE OF TENNESSEE COUNTY OF RUTHERFORD	
Paris On this the 29 Day of January Public, personal satisfactorily proven) to be the person whose na acknowledged that he/she executed the same for the	ANUARY , 2013, before me, lly appeared Maxine H. Sullivan, known to me (or me is subscribed to the within instrument and me purposes therein contained.
In Witness whereof, I hereunto set m	ne purposes therein contained.  ly hand and official seal.  Notary Public  STATE OF NOTARY PUBLIC  NOTARY PUBLIC

and the second s

STATE OF TENNESSEE COUNTY OF RUTHERFORD  On this the	De Cendberg, 2013, before me, anally appeared Susan Vanderbilt, known to me (or name is substribed to the within instrument and or the purposes therein contained.
In Witness whereof, I hereunto se	t my hand and official scal.
My Commission Expires: 6-21-7	Notary Public  Waraz West To
7024 Citation Lane Murfreesboro, TN 37129	Byron White
	Veda White
STATE OF TENNESSEE COUNTY OF RUTHERFORD	
On this the Day of s Novery Public ners	, 2013, before me, consily appeared Byron White and/or Veda White,
<ul> <li>known to me (or satisfactorily proven) to be the</li> </ul>	persons whose names are subscribed to the within sted the same for the purposes therein contained.
In Witness whereof, I hereunto se	t my hand and official seal.
	Notacy Public
My Commission Expires:	,

7010 Venetian Way Murfreesboro, TN 37129	Susan Vanderbilt
STATE OF TENNESSEE COUNTY OF RUTHERFORD	
On this the Day of , a Notary Public, personal satisfactorily proven) to be the person whose national acknowledged that he/she executed the same for	
In Witness whereof, I hereunto set n	ny hand and official seal.
	Notary Public
My Commission Expires:	
7024 Citation Lane Murfreesboro, TN 37129	Byron White  Veda White
STATE OF TENNESSEE COUNTY OF RUTHERFORD  On this the	d the same for the purposes therein contained.
In Witness whereof, I hereunto set m	
My Commission Expires: 7-9-2016	Notary Public STATE OF MOTARY Public NOTARY