

This Instrument Prepared By:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

**FIRST AMENDMENT TO THE DECLARATION OF
RESTRICTIONS AND COVENANTS FOR
SECTION I, PHASE I, CHESTNUT VALLEY SUBDIVISION
OF RECORD IN RECORD BOOK 847, PAGE 1191,
REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE**

This First Amendment to the Declaration of Restrictions and Covenants for Section I, Phase I, Chestnut Valley Subdivision of record in Record Book 847, page 1191, of the Register's Office of Rutherford County, Tennessee, made this 10th day of July, 2013, by Waldron Enterprises, LLC, David V. Waldron, Betsy W. Waldron, Charles K. Waldron, Sharon Waldron, Gregory E. Waldron and Tammie Waldron, jointly and severally, and hereinafter sometimes referred to as the "Declarants".

WITNESSETH:

WHEREAS, The Declarants are the owner of more than seventy-five percent (75%) of the designated homesites or lots as shown on the recorded Plat of Section I, Phase I, Chestnut Valley Subdivision, recorded in Plat Book 32, page 81, Register's Office of Rutherford County, Tennessee, to which reference is here made; and

WHEREAS, pursuant to Paragraph 35, of the Declaration of Restrictions and Covenants for Section I, Phase I, Chestnut Valley Subdivision, filed for record in Record Book 847, page 1191, said Register's Office, the Declarants being the owners of more than seventy-five percent (75%) of the lots in said subdivision amended said Declaration of Covenants as follows:

Paragraph 2. Description of the Property. The following paragraphs are added to the end of this paragraph:

a. Declarants shall be allowed to annex additional property by way of sections and/or phases to Chestnut Valley Subdivision without the consent of any other homesite (lot owners), the Association or its members or any mortgagees or other lien holders, by the recordation of Supplementary Declaration in the Register's Office of Rutherford County, Tennessee. Upon such annexation, the Association shall take whatever measures are necessary to add such annexed property and lots into the regime on an equal basis with the original property included hereunder.

b. Membership in Association. Upon the recording of any supplementary declaration, those lot owners contained therein shall become members of the Association obtaining all rights due members of the Association and becoming liable for all assessments and fees as set forth herein and/or in the Supplemental Declaration.

c. Common Area. All common areas, if any, in any annexed property will be deeded to the Association in fee simple to be held in accordance with this Declaration.

Paragraph 4. Single Family Dwelling. The first paragraph is amended to read as follows:

"No Dwelling Unit shall be erected, altered, placed or permitted to remain on any Homesite other than one (1) single family dwelling not to exceed Two and One-half (2 ½) stories in height and an attached connected garage or a detached garage with a exterior finish the same as the dwelling and of sufficient size to house at least two (2) automobiles, but not to exceed space for three (3) automobiles unless otherwise approved, in writing, by the Architectural Control Committee. The garage can be converted to living space if desired."

Paragraph 17. Detached Buildings. The following sentence is added to this paragraph:

"Provided, however the provisions of this paragraph shall not apply to a detached garage as permitted in Paragraph 4 of this First Amendment."

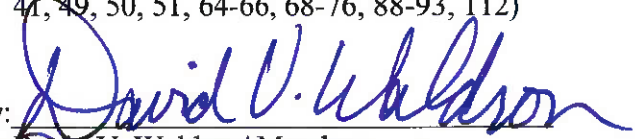
Paragraph 26. Lot Division. The following sentence is added to the end of this paragraph.

"Provided, however, that this restriction shall not apply to Lots 25, 26 and 41, as shown on the recorded plat (Plat Book 32, page 81) for the subdivision. These lots may be combined and resubdivided into four (4) lots by Declarants."

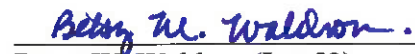
IN WITNESS WHEREOF, the undersigned Declarants have executed this First Amended the day and date first above written.

Waldron Enterprises, LLC (Lots 1-7, 25, 26,
41, 49, 50, 51, 64-66, 68-76, 88-93, 112)

By:


David V. Waldron, Member


David V. Waldron (Lots 44, 46, 52)


Betsy W. Waldron (Lot 52)


Charles K. Waldron (Lots 47, 55, 57)

Sharon Waldron
Sharon Waldron (Lot 47)

Gregory E. Waldron
Gregory E. Waldron (Lots 48, 53, 62)

Tammie Waldron
Tammie Waldron (Lot 48)

STATE OF TENNESSEE)
 ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared David V. Waldron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a member of Waldron Enterprises, LLC, the within named bargainor, a limited liability company, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 10th day of July, 2013.

Georgia Jackson
Notary Public

My commission expires: 10-19-2013

STATE OF TENNESSEE)
 ss.
COUNTY OF RUTHERFORD)



On this the 10th day of July, 2013, before me personally appeared David V. Waldron, who is known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 10th day of July, 2013.

Georgia Jackson
Notary Public

My commission expires: 10-19-2013

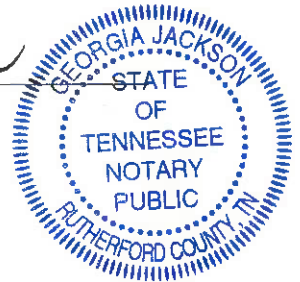


STATE OF TENNESSEE)
 ss.
COUNTY OF RUTHERFORD)

On this the 10th day of July, 2013, before me personally appeared Betsy W. Waldron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 10th day of July, 2013.

Georgia Jackson
Notary Public



My commission expires: 10-19-2013

STATE OF TENNESSEE)
 ss.
COUNTY OF RUTHERFORD)

On this the 10th day of July, 2013, before me personally appeared Charles K. Waldron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 10th day of July, 2013.

Georgia Jackson
Notary Public



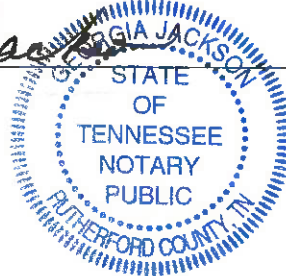
My commission expires: 10-19-2013

STATE OF TENNESSEE)
 ss.
COUNTY OF RUTHERFORD)

On this the 10th day of July, 2013, before me personally appeared Sharon Waldron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 10th day of July, 2013.

Georgia Jackson
Notary Public



My commission expires: 10-19-2013

STATE OF TENNESSEE)
 ss.
COUNTY OF RUTHERFORD)

On this the 10th day of July, 2013, before me personally appeared Gregory E. Waldron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 10th day of July, 2013.

Georgia Jackson
Notary Public

My commission expires: 10-19-2013

