

This instrument was prepared by:

HUDSON, REED & CHRISTIANSEN, PLLC, Attorneys
16 Public Square North
Murfreesboro, Tennessee 37130
from information provided by party

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS APPLYING TO CARLTON LANDING,
SECTION 3, PHASE 1**

The undersigned, Cornerstone Development, LLC, hereinafter referred to as "Developer", being the developer of the property described herein known as Carlton Landing, Section 3, Phase 1 of record in Plat Book 49, Page 37 in the Register's Office of Rutherford County, Tennessee, desires to subject the property known as Carlton Landing, Section 3, Phase 1, to the Declaration of Covenants, Conditions, and Restrictions for Carlton Landing, Section 1 previously of record in the Register's Office for Rutherford County, Tennessee in Record Book 2054, Page 2980 of the Register's Office for Rutherford County, Tennessee and any and all subsequent amendments thereto, with the amendment set forth herein below.

NOW, THEREFORE, in consideration of the foregoing and the benefits applying to the property, the following Declaration of Covenants, Conditions and Restrictions are adopted for Carlton Landing, Section 3, Phase 1:

1. Carlton Landing, Section 3, Phase 1 as shown on Plat of record in Plat Book 49, Page 37 in the Register's Office of Rutherford County, Tennessee, shall be subject to the Declaration of Covenants, Conditions and Restrictions Applying to Carlton Landing, Section 1 of record in Record Book 2054, Page 2980, and any and all amendments thereto.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1222278
Rec'd: 15.00 Instrument #: 2505637
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 7/21/2023 at 11:01 AM
Total: 17.00 in
Record Book 2361 Pgs 3025-3027

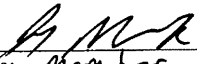
2. Any and all Owners of Carlton Landing, Section 3, Phase 1 shall be subject to the restrictions, regulations, conditions, covenants and plans as provided in the Declaration of Covenants, Conditions and Restrictions for Carlton Landing, Section 1 of record in Record Book 2054, Page 2980 of the Register's Office of Rutherford County, Tennessee, and any and all amendments, if any, and as amended hereinabove by this instrument.

3. Any and all Owners of Carlton Landing, Section 3, Phase 1 shall be members of the Carlton Landing Homeowner's Association, Inc. and be subject to, and entitled to the benefits of the Association as established in the Declaration of Covenants, Conditions and Restrictions for Carlton Landing, Section 3, Phase 1 stated herein above.

4. Cornerstone Development, LLC reserves the right to unilaterally amend this Supplemental Declaration of Covenants, Conditions and Restrictions to Carlton Landing, Section 3, Phase 1 so long as Cornerstone Development, LLC owns any unit within Carlton Landing, and for a period of five (5) years from the sale of Cornerstone Development, LLC's last unit in Carlton Landing by the Developer.

IN WITNESS WHEREOF, said Cornerstone Development, LLC has caused this instrument to be executed this the 20th day of July, 2023.

CORNERSTONE DEVELOPMENT, LLC

By: 
Title: Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph Minge, with whom I am personally acquainted, and who upon his oath acknowledged himself to be a Member of CORNERSTONE DEVELOPMENT, LLC and he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of CORNERSTONE DEVELOPMENT, LLC by himself as such Member

WITNESS MY HAND and official seal at my office on this the 20th day of July, 2023.

My commission expires: 11/17/24


NOTARY PUBLIC

