

This instrument prepared by:
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Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1278628
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State: 0.00
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**THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF
PROTECTIVE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
CARTER'S RETREAT**

This Third Amendment to the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Carter's Retreat is made and entered into this 7th day of February, 2025, by LGI Homes- Tennessee, LLC (the "Declarant").

WITNESSETH:

WHEREAS, the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Carter's Retreat is of record in Record Book 2276, page 1802, Register's Office for Rutherford County, Tennessee as amended by Amendment to Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Carter's Retreat of record in Record Book 2327, page 1443, said Register's Office and Second Amendment to Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Carter's Retreat of record in Record Book 2472, page 2087, said Register's Office (collectively the "Declaration"); and

WHEREAS, Article XIV, Section 2 of the Declaration provides that the Declarant may amend the Declaration without joinder of any other party for a period of twenty-five (25) years from the date thereof or so long as Declarant owns any lots in the development or property to be developed, whichever is longer.

WHEREAS, Declarant desires to amend the Declaration as provided hereinbelow; and

NOW, THEREFORE, the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Carter's Retreat is amended as follows:

1. Article VII, Section 1(t) shall be deleted in its entirety and replaced with the following:

t. No trees may be planted in the front yards or within the STEP tank easement.

2. Article VII, Section 1(y) shall be deleted in its entirety and replaced with the following:

y. Notwithstanding any other provisions of this Declaration, the Association shall have the right to trim, remove limbs, prune or otherwise modify trees on Lots that overhang or otherwise interfere with any sidewalk.

3. Except as amended hereinabove, all other provisions remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 7th day of February, 2025.

"DECLARANT"

LGI HOMES- TENNESSEE, LLC

By: 
Title: Officer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Brown, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the VP of Land of LGI Homes- Tennessee, LLC, and he as such Dan Brown, being authorized so to do, executed the foregoing instrument (Second Amendment to Declaration of Covenants, Conditions and Restrictions) for the purposes therein contained by signing the name of LGI Homes- Tennessee, LLC, by himself as such Dan Brown, VP of Land

WITNESS MY HAND and official seal at my office on this the 7th day of February, 2025.

Lauren Evans
Notary Public

My commission expires: 4/21/2027

