

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1145984
Rec'd: 35.00 Instrument #: 2402682
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 11/4/2021 at 3:12 PM
Total: 37.00 in
Record Book 2164 Pgs 3472-3478

This Instrument Prepared By:
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Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

RESTRICTIVE COVENANTS APPLYING TO CELEBRATION RUN

WALDRON ENTERPRISES, LLC, a Tennessee Limited Liability Company (hereinafter "Developer") being the owner in fee simple of the real estate that has been subdivided and named CELEBRATION RUN, according to a survey and plat of same made by HUDDLESTON-STEELE ENGINEERING, INC., which plat is of record in Plat Book 45, page 143, Register's Office of Rutherford County, Tennessee, and which plats are made a part hereof by reference, does hereby agree and bind itself, its successors and assigns, that the following restrictions, limitations and covenants shall be binding on all purchasers of lots in said CELEBRATION RUN their heirs and assigns.

1. There is hereby appointed and Architectural Review Committee to be comprised of three people. The initial committee shall be composed of David V. Waldron, Charles K. Waldron and Gregory E. Waldron, with the initial terms expiring on the following dates:

DAVID V. WALDRON	January 1, 2025
CHARLES K. WALDRON	January 1, 2026
GREGORY E. WALDRON	January 1, 2027

As each member's term expires, a new member shall be chosen by the remaining two members to serve a three-year term. Committee members shall be eligible for re-election. All committee members will serve for three years or until their successors are elected by the remaining committee members. Any further committee member must either own in his own name, or jointly with his spouse, a subdivide lot in CELEBRATION RUN.

The Architectural Review Committee exists in order to assure maximum protection to all lot owners, to assure continuity and to have conformity to high aesthetic and environmental standards, and to have the initial but non-exclusive right to enforce these covenants. The Architectural Review Committee has the powers and duties necessary for the proper care and control of any common areas in said subdivision, such as entrances, undeveloped lots, and buffer zones and retention/detention ponds, may do all acts as set forth herein or as delegated by the lot owners of the subdivision. Such powers and duties of the Committee shall include, but not be limited to the following:

A. Construction plans and specifications for any building to be erected on any lot must be submitted to the Committee for its approval. No construction, reconstruction, remodeling, alteration or additions of any structure, building, outbuilding, garage, swimming pool, fence, driveway, path, landscaping or other improvements of any nature shall be commenced or constructed prior to receiving approval by said Committee in writing. The Committee shall ascertain that the exterior design and exterior finishes of any structure are in harmony with the above-stated goals and standards to the end that the dwellings located in the subdivision are uniform and aesthetically pleasing, without the utilization of garish colors or architectural design. In fact the Architectural Review Committee shall be the sole arbitrator of said exterior design and finish and may withhold approval for any reason, including purely aesthetic considerations. The Committee shall designate any changes or alterations which shall be necessary for approval. Plan approval or a statement of changes or alterations shall be forwarded in writing to the lot owner. Failure by the Committee to approve or reject within a thirty (30) day period of time shall constitute approval.

B. Meetings of the Architectural Review Committee may be held at such time and place as the members shall determine, and provided a majority of the whole committee is present, no prior notice is necessary. At all meetings of the Committee, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the members present at a meeting at which a quorum is present shall constitute a decision of the Committee. Said Committee shall elect a chairman to preside and a secretary to

take minutes and communicate with interested lot owners. Robert's Rules of Order will be followed in the conduct of business of the Committee.

C. The members of the Architectural Review Committee shall not be liable to lot owners for any mistake of judgment, negligent or otherwise, except for their own individual and willful misconduct or bad faith.

D. The members of the Architectural Review Committee shall not receive any compensation from the Committee or the lot owners for their services thereon.

E. There shall be a general right-of-way and easement for the benefit of the Architectural Review Committee, its officers, agents and employees to enter upon lots or buildings to perform their respective duties and to exercise their powers as enumerated in these covenants.

F. The Architectural Review Committee shall have the right to impose additional restrictions and requirements on any lot at time of sale whereby these additions shall enhance the subdivision. The review committee shall also have the right to waive any restrictions or covenants for any lot when such waiver is deemed necessary to enhance the subdivision. Any additional restrictions or waivers made shall apply to the lot upon which it is imposed and does not necessarily set a precedent for future construction.

G. The Architectural Review Committee shall be allowed to communicate electronically.

1. No lot may be used for any purpose except for the construction and maintenance of a residential building, and no such residential structure on any such lot shall be designed, constructed or used for more than one family, EXCEPT as setforth in paragraph 16(D) below.

2. No lot shall be resubdivided, except by Developer, but shall maintain as shown on the recorded plat, and not more than one residence building may be constructed or maintained on any lot. A slight variance in the property lines may be made by adjacent owners, but not for the purpose of subdivision into more lots.

3. No noxious or offensive operations shall be conducted or maintained on any lot, and nothing shall be done on any lot which may constitute an annoyance or nuisance to the neighborhood. No poultry of any kind or description shall be allowed or maintained on any lot at any time for any purpose. No animals or livestock of any kind shall be allowed or maintained on any lot, except that dogs, cats or other common household pets may be kept and housed inside the single family residences, provided they are not kept for commercial purposes. No exotic pets such as snakes, lizards, monkeys, alligators, pigs, etc., shall be permitted. In no event shall any household maintain more than two (2) domestic pets within the premises.

4. No trailer, mobile home, basement, tent or garage placed on or erected on any lot shall at any time be used as a residence, either temporarily or permanently, nor shall any residence of a temporary character be permitted. No pre-existing house shall be moved onto any lot, it being the intention of the developers that all buildings be constructed on site. Prefabricated trusses and wall panels may, however, be used in connection with onsite construction.

5. No building shall be constructed or maintained on any lot closer to the street than the setback line as shown on the recorded plat; PROVIDED, HOWEVER, enclosed porches, either covered or uncovered, bay windows, steps, or terraces shall be permitted to extend across the setback lines; PROVIDED FURTHER, HOWEVER, that the main structure does not violate the setback line. However, any variance granted by proper governmental authority is acceptable.

6. The interior heated living area of any single family dwelling, exclusive of open porches and garages, shall be a minimum of 1,600 square feet of heated area.

7. All dwelling houses shall be built with a two-car garage. PROVIDED, HOWEVER, that after construction has been completed and the lots sold, then subsequent owners may convert the two-car garage to finished living area.

8. All outbuildings, including detached garages, shall be constructed so as to blend and be comparable in structure to the residence on any lot. All outbuildings must be approved by

the appropriate governmental authority and the Architectural Review Committee before construction may begin. All such outbuildings shall be "stick built". No prefabricated outbuildings shall be permitted, except for Dutch Barns of similar construction to the residence.

9. Each residence constructed on any lot shall be constructed with vinyl or fiber cement siding, or with any combination of vinyl or fiber cement siding, brick, or manufactured stone veneer. No Masonite or aluminum siding will be permitted on any structure.

10. No fence shall be permitted between any rear corner of the dwelling house and the street, on any corner lot. The use of hedges, shrubbery or evergreens as a fence, or in lieu of a fence, and extending to the front or sides of any lot is permitted provided that such hedges, shrubbery or evergreens are not in excess of forty-two (42) inches in height. All fences must be approved by the Architectural Review Committee as to material, construction and location before being erected.

11. No lot shall be used as a dumping ground for rubbish or trash. All lots shall be kept in a clean and sanitary condition and free and clear of all litter. Each owner shall be responsible for the safe, clean and attractive maintenance of all land, buildings, improvements and landscaped areas of any lot. No inoperative, junk, or unlicensed vehicles shall be permitted on any lot or street in the subdivision.

12. The Developer or its assigns reserve the right to enter upon any lot for the purpose of cutting grass and cleaning up such lot if the same reasonably requires, charging the expense thereof to the lot owner, which expense shall become a lien upon the lot.

13. No sign of any kind shall be displayed on any lot without approval of the Architectural Review Committee, EXCEPT for small realty signs (16 square feet maximum) advertising the property "For Sale" or "For Rent" or "For Lease" or "For Auction".

14. All recreational vehicles, boats, motor homes, campers, trailers, or hobby vehicles shall be kept on the rear one-fourth (1/4) of any lot unless kept in a garage or screened so as not to be visible from the street. All such vehicles shall be located on poured concrete pads.

15. Developer reserves a perpetual easement for utility installation, maintenance and drainage five feet in width along each side and rear lot line.

16. Developer further reserves unto itself, its successors and assigns, the following easements and rights of way in, on, over, under and through all lots, and each building located thereon, for so long as the Developer owns any lot or building primarily for the purpose of sale, to-wit:

A. For the installation, construction and maintenance of conduits, lines and all necessary or property attachments in connection with the transmission of electricity, gas, water, telephone, community antenna, television cables, internet services, and other utilities;

B. For the construction of buildings and related improvements;

C. For the installation, construction and maintenance of storm water drains, public and private sewers and any other public or quasi-public utility facility;

D. For the use of any sales office, trailer, model units or buildings and parking spaces in connection with its efforts to market lots and/or dwelling houses;

E. For the maintenance of such other facilities and equipment as in the sole discretion of Developer may be reasonably required, convenient or incidental to the completion, improvement and sale of lots and/or dwelling houses.

17. Exterior television and radio antennas shall not extend more than two feet (2') in height above the ridge line of the dwelling house roof. Satellite dishes shall not extend twenty four inches (24") in diameter. Any installation and placement must be pre-approved by the Architectural Review Committee.

18. Exposed metal fireplace chimneys are prohibited. Direct fireplace vents through

the exterior wall of a residence are permitted on the end or the back of the residence.

19. No outside clotheslines or other apparatus for the drying of clothes shall be permitted.

20. All building setback lines required by the controlling governmental authority shall be strictly observed and followed. Variances by such authority are permitted.

21. Lot owners are prohibited from obstructing the free flow of storm surface water drainage and/or diverting, and/or changing such drainage flow in any manner resulting in damage or hazard to any other lot owner.

22. All driveways shall be surfaced with poured concrete.

23. A. After completion of construction and the transfer by Developer to a new Owner, the dwelling houses and buildings in the subdivision shall thereafter be governed by and subject to the rules and regulation of Celebration Run Homeowners Association, Inc., a Tennessee non-profit corporation, which has established rules, regulations, schedule of payments, including transfer fees, assessments, and penalties for late payments, and the authority for insuring and providing for the proper maintenance of the yards and other landscaping surrounding the dwelling units and buildings constructed on each subdivision lot. The rules, etc., so established by the Homeowners Association shall be binding upon all purchasers of lots in the subdivision, their heirs, successors and assigns.

B. The Homeowners Association is authorized to enforce the provisions of these restrictions by proceedings at law or in equity against any person or persons violating or attempting to violate its provisions, including the failure by such person or persons to pay the annual maintenance fee as may be hereafter established. In the event litigation is implemented for the enforcement of these restrictions or for the collection of any maintenance fees due hereunder, the Homeowners Association shall be entitled to recover all costs of collection and late fees, including its reasonable attorney fees.

C. All sums assessed but unpaid for annual maintenance fees chargeable to any lot owner shall constitute a lien on such lot superior to all other liens and encumbrances, except only for tax and special assessment liens made by governmental entities on the lot in favor of any assessing governmental entity, and all sums unpaid on a first mortgage or first deed of trust of record, including all unpaid obligatory sums that may be provided by such encumbrances. To evidence such a lien, the Association or managing agent shall prepare a written notice of lien assessment, setting forth the amount of such unpaid indebtedness, the amount of any accrued interest and late charges thereon, the name of the owner of the lot and a description of the lot. Such notice of lien shall be signed by a member of the Association or by managing agent on behalf of the Association and shall be recorded in the office of the Register of Deeds in Rutherford County, Tennessee. Such lien shall attach and be effective from the due date of the assessment until all sums with interest and other charges thereon shall have been fully paid. Such lien provided for herein may be enforced by the foreclosure of the lot encumbered by the assessment by lien by the Association in a like manner as a mortgage on real property upon the recording of a Notice of Lien thereof. If the lot owner fails to pay said sums of money due, together with the cost of collection, including reasonable attorney's fee, the Association or managing agent is hereby authorized and empowered upon giving twenty-one (21) days notice, by publication once a week for three consecutive weeks in some newspaper in general circulation, including electronic means, in Rutherford County, Tennessee, to sell said lot at the east door of the Rutherford County Courthouse in Murfreesboro to the highest bidder for cash and free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived by the lot owner, and the Association through its managing agent is authorized to make a deed to the purchaser. In such proceeding, the lot owner shall be required to pay the costs, expenses and reasonable attorney's fee incurred for filing the lien; and in the event of foreclosure proceedings, all additional costs, all expenses, attorney's fee and advertising costs incurred in connection with such proceeding. The lot owner being foreclosed shall be required to pay the Association the prorated annual assessment for the lot during the period of foreclosure and the Association shall be entitled to a receiver during foreclosure to collect the same from the defaulting owner or successors to such owner or from profits occurring from the sale of the lot. The Association shall have the power to bid on the lot at foreclosure or other legal sale and to acquire and hold, lease, mortgage, vote the votes

appertain to, convey or otherwise deal with same.

D. The lien provided for herein shall be subordinate to any first mortgage. Sale or transfer of any lot shall not affect the assessment liens or liens provided for in the preceding sections. However, the sale or transfer of any lot which is subject to any first mortgage or deed of trust, pursuant to a foreclosure thereof or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessment as to the payment thereof for the payments which become due prior to such sale or transfer. No such sale or transfer shall relieve said lot from liability for any assessment thereafter becoming due or from the lien thereof.

E. For the purposes of this paragraph (A) a sale or transfer of lot shall occur on the date of recordation of an instrument of title evidencing the conveyance of record title, UPON THE TRANSFER OF A LOT FROM THE OWNER/DEVELOPER/BUILDER TO THE INITIAL OWNER AND THEREAFTER UPON EACH SUBSEQUENT TRANSFER, THE NEW LOT OWNER OF AN IMPROVED LOT SHALL PAY A TRANSFER FEE SIMULTANEOUS WITH SUCH CONVEYANCE UNTO THE ASSOCIATION. THE INITIAL AMOUNT OF SUCH TRANSFER FEE SHALL BE \$50.00. THE AMOUNT OF SUCH FEE MAY BE CHANGED BY THE ASSOCIATION AT ANY TIME AND FROM TIME TO TIME. NON-PAYMENT OF THE TRANSFER FEE AT THE TIME OF CONVEYANCE SHALL GIVE THE ASSOCIATION ALL RIGHTS OF COLLECTION AND ENFORCEMENT AS PROVIDED HEREIN.

F. The Homeowners Association (the "Association") exists in order to assure maximum protection to all lot Owners, to assure continuity and conformity to high aesthetic and environmental standards, and to have the initial but non-exclusive right to enforce these covenants. The Homeowners Association shall have the powers and duties necessary for proper care and control of any common areas, including the retention/detention ponds, in said Subdivision, such as entrances, undeveloped lots and buffer zones and may do all acts as set forth herein or as delegated by the lot owners of the subdivision. Such powers and duties of the Association shall include, but not be limited to the following:

i. Construction plans and specifications for any improvements to be erected on any lot must be submitted to the Association for its approval. No construction, reconstruction, remodeling, alteration or additions of any structure, building, fence, driveway, path, landscaping or other improvements of any nature shall be commenced or constructed prior to receiving approval by said Association in writing. The Association shall ascertain that the exterior design and exterior finishes of any structure are in harmony with the above-stated goals and standards to the end that the dwellings located in the subdivision are uniform and aesthetically pleasing, without the utilization of garish colors or architectural design. In fact, the Homeowners Association shall be the sole arbitrator of said exterior design and finish and may withhold approval for any reason, including purely aesthetic considerations. The Association shall act within thirty (30) days of receipt of proposed plans and specifications, and in the event of disapproval, the Association shall designate any changes or alterations which shall be necessary for approval. Approval or a statement of changes or alterations shall be forwarded in writing or via electronic mail to the lot owner. Failure by the Association to approve or reject within said 30 day period of time shall constitute approval.

ii. Complete landscaping shall be required with each dwelling house. Landscape plans and specifications shall be submitted to the Homeowners Association simultaneous with construction plans and specifications. Such approved plans and specifications for landscaping shall be installed within thirty (30) days following construction completion.

iii. Meetings of the Homeowners Association may be held at such time and place as the members shall determine, and provided a majority of the whole Association is present, no prior notice is necessary. At all meetings of the Association, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the members present at a meeting at which a quorum is present shall constitute a decision of the Association. Said Association shall elect a chairman to preside and a secretary to take minutes and communicate with interested lot owners. Robert's Rules of Order will be followed in the conduct of business of the Association.

iv. The members of the Homeowners Association shall not be liable to

lot owners for any mistake of judgment, negligent or otherwise, except for their own individual and willful misconduct or bad faith.

v. The members of the Homeowners Association shall not receive any compensation from the Association or the lot owners for their services thereon.

vi. For good cause shown, the Homeowners Association shall have the authority to waive all or any part of the hereinafter set forth restrictive covenants as to minimum square footage where the proposed improvement, because of unusual or extraordinary shape or design, does not meet said minimums, but such Improvements will in the sole discretion of the Homeowners Association to be a complementary asset to the Development. The Homeowners Association shall also have the authority to waive such other restrictive covenants, hereafter set forth, upon good cause shown, where such waiver, in the opinion of the Association shall not compromise the high aesthetic standards of the development.

vii. By way of example, and not in limitations, the power and authority of the Association shall include approval/rejections/enforcement of the following items:

1. General construction plans
2. General construction specifications
3. Exterior paint colors
4. Roof materials/color
5. Roof pitch
6. Guttering
7. Exterior materials/color
8. Driveway material/colors/location/dimension
9. Window shape/color/material
10. Doorway materials/color
11. General landscape plans
12. Landscape materials – All houses must be landscaped
13. Landscape plantings/size/quantity
14. Yard or exterior ornaments/size/color
15. Exterior lighting/size/location
16. Lot topography recontouring
17. Location of any improvement upon lot
18. Sidewalks – materials/colors/locations/dimension
19. Off street parking of any motorized vehicle (including boats) not housed within the dwelling
20. Animals of any kind
21. Fences – materials/colors/locations/dimension
22. Accessory buildings – materials/colors/general plans/location
23. Grass cutting/Landscape maintenance -- enforcement
24. Satellite dishes – type/size/colors/location. Permission on each lot is at the discretion of the Homeowners Association
25. In ground swimming pools
26. Monthly assessments for weekly garbage pickup

G. There shall be a general right-of-way easement for the benefit of the Homeowners Association, its officers, agents and employees to enter upon the lots or buildings to perform their respective duties and to exercise their powers as enumerated in these covenants.

H. The operation, care, beautification, upkeep and landscape maintenance of the dedicated entrance area, walls, signs, fences, and retention/detention ponds, public utility and drainage easement areas of the subdivision are charged to and the responsibility of the Homeowners Association. The Homeowners Association is hereby specifically authorized to charge and collect a maintenance fee from all lot owners in order to pay the expenses of said operation, care, beautification, upkeep and maintenance. This maintenance fee as charged shall be the same amount for each lot, regardless of size or sale price. Further, the Homeowners Association shall have the right to attach a legal lien to any lot for failure to pay any assessed maintenance fees.

I. The Homeowners Association may not be dissolved by the owners without first obtaining prior written approval from the City of LaVergne Planning Commission for the

future repair and maintenance of all public utility and drainage easement areas and retention/detention ponds located in the subdivision.

24. The Developer of this subdivision, or its successors in interest, or its assigns, or representatives of the Homeowners Association are reserved the right to enter upon any lot for the purpose of cutting grass and cleaning up such lot if the same reasonably requires, charging the expense thereof to the owner thereof, which shall become a lien upon the lot upon recordation of notice thereof in the Rutherford County Register's Office.

25. These protective covenants shall be enforced by the Architectural Review Committee herein created, the Homeowners Association, or any individual lot owner in said subdivision by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain the violation or to recover damages. In the event litigation is implemented for the enforcement of these covenants, the prevailing party shall be entitled to an award of attorney fees as additional damages,

26. Amendment of these restrictions shall be the exclusive right of the Developer, so long as the Developer owns at least two (2) lots in the original Section or any additional sections added thereto. Thereafter amendments may be made by an instrument signed by not less than fifty-one percent (51%) of the owners of the lots, one vote per lot, subject of these restrictions and shall include any additional sections added hereto and made subject to these restrictions. No amendments may be made without written approval of the Architectural Review Committee.

27. Each and every one of the preceding covenants and restrictions shall be binding and obligatory upon the present and all succeeding lot owners until January 1, 2052, at which time these protective covenants and restrictions shall be automatically renewed for successive periods of ten (10) years.

IN WITNESS WHEREOF, the parties have executed this Agreement on this 4th day of NOVEMBER, 2021.

Waldron Enterprises, LLC

By

David V. Waldron, Member

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, a Tennessee Limited Liability Company, the within named bargainor, and that he such Member executed the foregoing (RESTRICTIVE COVENANTS) 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 4th day of November, 2021.

My Commission expires: 8-19-2024

Debbie Hoffbauer
Notary Public

