

Plu by: Melinda Gray

This instrument Was Prepared by:
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Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067

BK/PG: R2535/932-936
19000156

5 PGS:AL-RESTRICTIONS	
SUSIE BATCH: 208643	01/07/2019 - 08:05 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGE AT CARTER'S STATION, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VILLAGE AT CARTER'S STATION, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (this "Amendment") is made to be effective as of the date of recording in the Register's Office for Maury County, Tennessee.

RECITALS:

WHEREAS, Village at Carter's Station Development, LLC, as Declarant, executed that certain Declaration of Covenants, Conditions and Restrictions for Village at Carter's Station, A Horizontal Property Regime With Private Elements dated as of November 13, 201, and recorded at Book R2527, page 1328, Register's Office for Maury County, Tennessee (as amended, the "Declaration"); and

WHEREAS, the Declaration provides that the Declaration may be amended by the Declarant during the Declarant Control Period, and such period is in effect as of the date hereof.

NOW, THEREFORE, notice is hereby provided as follows:

1. The recitals set forth above are hereby incorporated in their entirety. Capitalized terms used herein and not otherwise defined shall have the meaning given in the Declaration.
2. The Parking Exhibit attached to this Amendment as Exhibit A-1 (the "Parking Exhibit") shall be deemed a part of Exhibit A-1 of the Declaration.
3. The Parking Exhibit shows parking areas spaces for the Units. Each parking space shall be deemed a Limited Common Element of the Unit to which it is assigned. A parking space shall be deemed assigned to the Unit that has a matching number regardless of whether the deed of conveyance references such Limited Common Element. In the event a Unit has two spaces, parking spaces numbered XXA and XXB shall be deemed a Limited Common Element of such Unit. By way of example only, Unit 97 has been assigned parking spaces 97A and 97B, both of which are Limited Common Elements of Unit 97.

4. Article IV of the Declaration is hereby amended by the addition of a new Section 4 as follows:

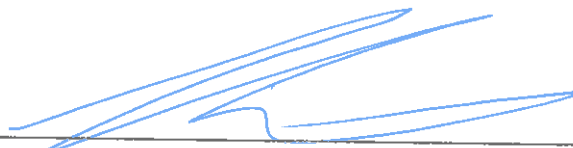
“Section 4. Common Elements and Certain Limited Common Elements. The Association shall maintain and keep in good repair the Common Elements. Such maintenance shall include, without limitation, maintaining, repairing, and replacing, subject to any insurance then in effect, all trees, shrubs, landscaping and other flora, irrigation system, storm water control and any other improvements situated upon the Common Elements. Notwithstanding that certain parking spaces may be deemed or designated as Limited Common Elements for certain Units, the Association shall maintain in good repair all parking spaces within the Development.”

5. Except as expressly amended herein, the terms and provisions of the Declaration remain unchanged and in full force and effect.

[SIGNATURE PAGES TO FOLLOW]

DECLARANT:

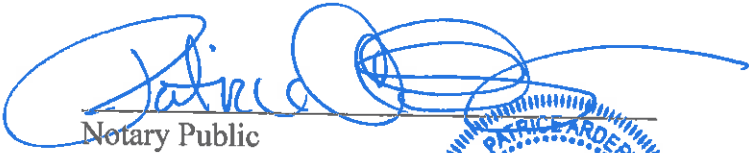
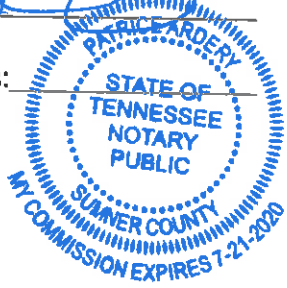
VILLAGE AT CARTER'S STATION DEVELOPMENT,
LLC, a Tennessee limited liability company

By: 
BRIAN L. CHASTAIN
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Patrice Ardery, a Notary Public of said County and State, personally appeared BRIAN L. CHASTAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 2nd day of January, 2018.


Notary Public
My Commission Expires: 

R.O.M.C.T.

HOMESTEAD AT
CARTER'S STATION
SECTION 1, PHASE 1A
REVISION TO LOTS 13-16
PLAT BOOK P21,
PAGE 242, R.O.M.C.T.

NOTTINGHAM
DRIVE

(50' PUBLIC RIGHT-OF-WAY)

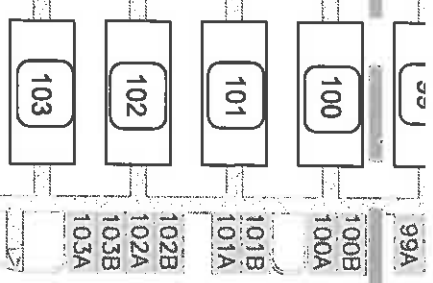
14



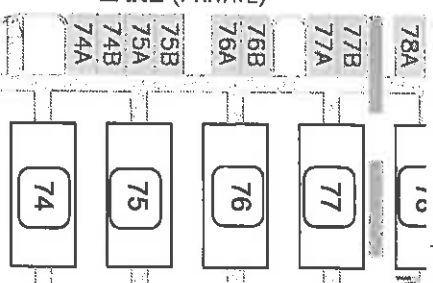
PHASE 1

NAPA VALLEY DRIVE (PRIVATE)

SHEET 1
SHEET 2



SANTA BARBARA
LANE (PRIVATE)



SONOMA WAY (PRIVATE)

WIND GAP DRIVE
(FUTURE) (PRIVATE)

PHASE 2
FUTURE
DEVELOPMENT



S28°50'46"W 745.27'

N61°00'30"W 543.96'

LEGEND

- ① LOT NUMBER
- XX UNIT NUMBER
- 10 DESIGNATED PARKING SPACE
- CONCRETE
- PRIVATE ELEMENTS

R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TN

PROPERTY MAP REFERENCE
BEING A PART OF PARCEL NUMBER 022.01
AS SHOWN ON MAURY COUNTY PROPERTY
MAP NUMBER 051.



DEED REFERENCE

BEING A PART OF THE SAME PROPERTY
CONVEYED TO VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC, A TENNESSEE LIMITED
LIABILITY COMPANY FROM JERRY T. CHURCH,
EXECUTOR OF THE ESTATE OF DOROTHY M.
CHURCH AND JERRY T. CHURCH AND WANDA
CRAIG BY WARRANTY DEED OF RECORD IN
DEED BOOK R2458, PAGE 1112, REGISTER'S
OFFICE FOR MAURY COUNTY, TENNESSEE.

OWNER/DEVELOPER

VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC
C/O RANDY CHASTAIN
400 OVERBECK LANE, SUITE 101
NASHVILLE, TENNESSEE 37204
(615) 771-0925

PARKING EXHIBIT
VILLAGE AT CARTER'S STATION
PHASE 1, LOT 1
FOR VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC
EXHIBIT A-1

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
515 WOODLAND DRIVE
NASHVILLE, TN 37203
(615) 244-7801
CHATTANOOGA
1410 CHATTANOOGA AVENUE
CHATTANOOGA, TN 37405
(423) 455-9600

DATE:	DECEMBER 19, 2018
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1"=60'
JOB NO.	WK. ORDER
17051	0840

- 1

LOT NUMBER
- XX

UNIT NUMBER
- 10

DESIGNATED PARKING SPACE
- CONCRETE
- PRIVATE ELEMENTS
- R.O.M.C.T.

REGISTER'S OFFICE FOR
MAURY COUNTY, TN

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NASHVILLE, TENNESSEE 37204
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SHEET 1 OF 2

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VILLAGE AT CARTER'S STATION
PHASE 1, LOT 1
FOR VILLAGE AT CARTER'S STATION
DEVELOPMENT, LLC
EXHIBIT A-1

RAGAN·SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
315 WOODLAND STREET
P.O. BOX 100
NASHVILLE, TN 37208
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1410 COMBART STREET
SUITE 201
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