

Prepared by:  
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119 E Main Street  
Murfreesboro TN 37130

Heather Dawbarn, Register  
Rutherford County Tennessee  
Rec #: 1242893  
Rec'd: 15.00 Instrument #: 2534053  
State: 0.00  
Clerk: 0.00 Recorded  
Other: 2.00 2/28/2024 at 12:25 PM  
Total: 17.00 in  
Record Book 2415 Pgs 3688-3690

**SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS APPLYING TO RICHLAND DOWNS  
SUBDIVISION, SECTION I, PHASE II**

The undersigned, Richland Downs, LLC, hereinafter referred to as "Developer", being the developer of the property described herein known as Richland Downs Subdivision, Section I, Phase II, of record in Plat Book 49, page 299, in the Register's Office for Rutherford County, Tennessee, desires to subject the property known as Richland Downs Subdivision, Section I, Phase II, to the Declaration of Covenants, Conditions and Restrictions applying to Richland Downs Subdivision, previously of record in the Register's Office for Rutherford County, Tennessee in Record Book 2370, page 3778, and any subsequent amendments thereto, with the supplement set forth herein below.

NOW, THEREFORE, in consideration of the foregoing and the benefits applying to the property, the following protective covenants, conditions, and restrictions are adopted applying to Richland Downs Subdivision, Section I, Phase II, which shall be appurtenant to and run with the land and be binding upon all lot and unit owners, their heirs, successors, and assigns:

1. Richland Downs Subdivision, Section I, Phase II, as shown on Plat of Record in Plat Book 49, page 299, in the Register's Office for Rutherford County, Tennessee, shall be subject to the Declaration of Covenants, Conditions and Restrictions applying to Richland Downs Subdivision, of record in Record Book 2370, page 3778 of the Register's Office for Rutherford County, Tennessee, and any subsequent amendments thereto, which shall be appurtenant to and run with the land and be binding upon all lot and unit owners, their heirs, successors and assigns.

2. Any and all lot and unit owners within Richland Downs Subdivision, Section I, Phase II, shall be subject to the restrictions, regulations, conditions, covenants and plans as provided in the Declaration of Covenants, Conditions and Restrictions applying to Richland Downs Subdivision, of record in Record Book 2370, page 3778 of the Register's Office for Rutherford County, Tennessee, and any subsequent amendments thereto.

3. Any and all lot owners of Richland Downs Subdivision, Section I, Phase II, shall be members of the Richland Downs Homeowners' Association, Inc., and be subject to and entitled to the benefits of the Association as established in the Declaration of Covenants, Conditions and Restrictions applying to Richland Downs Subdivision, of record in Record Book 2370, page 3778 of the Register's Office for Rutherford County, Tennessee, and any subsequent amendments thereto.

4. Richland Downs, LLC, reserves the right to unilaterally amend this instrument applicable to Richland Downs Subdivision, Section I, Phase II, without the joinder of any other owner so long as Richland Downs, LLC, owns any lot or unit within Richland Downs Subdivision, Section I, Phase II, and for a period of ten (10) years thereafter.

IN WITNESS WHEREOF, said Richland Downs, LLC, has caused this instrument to be executed this the 21<sup>st</sup> day of November, 2023.

RICHLAND DOWNS, LLC

By: Phil Dahl

Title: Authorized Agent

STATE OF TENNESSEE  
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phil Dodd, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Authorized Agent of Richland Downs, LLC and, being authorized so to do, executed the foregoing instrument **(SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO RICHLAND DOWNS SUBDIVISION SECTION I, PHASE II)** for the purposes therein contained by signing the name of Richland Downs, LLC by himself as such Authorized Agent.

WITNESS MY HAND and official seal at my office on this the 21<sup>ST</sup> day of November, 2023.

Pamela Jo Minor  
NOTARY PUBLIC

My commission expires: 9-18-27

