

BK/PG: 7139/977-983
17030754

7 PGS : RESTRICTIONS	
JESSICA PORTMAN	501027 - 17030754
07/31/2017 - 08:15:28 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

This Instrument Prepared By:
 Douglas S. Hale, Attorney
 Hale and Hale, PLC
 198 East Main Street, Suite 200
 Franklin, Tennessee 37064

SUPPLEMENTAL DECLARATION
TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SIMMONS RIDGE

SIMMONS RIDGE JOINT VENTURE, a Tennessee joint venture composed of Coastal Development Corporation, a Tennessee corporation, and Simmons Ridge Partners, LLC, a Tennessee limited liability company ("Declarant") makes this Supplemental Declaration as of the 26th day of July, 2017.

WITNESSETH:

WHEREAS, that certain *Declaration Of Covenants, Conditions and Restrictions For Simmons Ridge* is of record in Book 6789, Page 125, Register's Office for Williamson County, Tennessee (the "Declaration");

WHEREAS, at Section 12 of Article I of the Declaration, Simmons Ridge Joint Venture, together with its successors and assigns, is defined and designated as the "Declarant" under the Declaration;

WHEREAS, Declarant has caused a portion of the acreage comprising the Development, as defined in the Declaration and described on **Exhibit A-1** attached thereto, to be developed into eighteen (18) improved platted "Lots", together with any designated "Common Area", as such terms are defined in Sections 8 and 20 of Article I of the Declaration, with said eighteen (18) platted Lots and Common Area being of record in Plat Book P66, Pages 121a and 121b, said Register's Office, a copy of which Plat is attached to this Supplemental Declaration, marked as **Exhibit A** and incorporated herein by reference (collectively the "Added Lots");

WHEREAS, certain of the Added Lots are to be designated as "Common Maintenance Lot(s)", as said term is defined in the Declaration;

WHEREAS, pursuant to Article XIII, Section 1 of the Declaration, Declarant has the right to add additional property to be subject to the Declaration by the recording of this Supplemental Declaration in said Register's Office;

WHEREAS, Declarant desires to record this Supplemental Declaration for the purpose of including the Added Lots within the term "Property", as such term is defined in the Declaration, subjecting the Added Lots to the Declaration and designating certain of the Added Lots as "Common Maintenance Lots".

NOW, THEREFORE, in consideration of the recitals hereinabove set forth, which are incorporated herein by reference, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Declarant states as follows:

1. The eighteen (18) lots and designated Common Area reflected in Plat Book P66, Pages 121a and 121b, said Register's Office, are included within the term "Property", as such term is defined in the Declaration, and are subjected to the Declaration;
2. Of the eighteen (18) Added Lots, Lots 290, 291, 292, 293, 294, 295, 296, 297, 300, 301, 302, 303, 304, 305, 306 and 307, as set forth in Plat Book P66, Pages 121a and 121b, said Register's Office, are designated as "Common Maintenance Lots", as said term is defined in the Declaration; and

This Supplemental Declaration shall run with the land and be binding upon, and inure to the benefit of every Owner of the Lots described in the hereinabove referenced recorded Plats.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day and date first above written.


DECLARANT:

SIMMONS RIDGE JOINT VENTURE, a
Tennessee partnership

By: Coastal Development Corporation, a Tennessee
corporation,

By: 
Douglas S. Hale, President

By: Simmons Ridge Partners, LLC, a Tennessee
limited liability company,

By: 
John Y. Franks, Managing Member

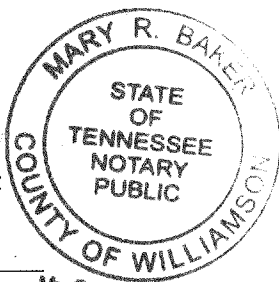
(ACKNOWLEDGMENTS APPEARS ON THE FOLLOWING PAGES)

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me Mary R. Baker, of the state and county aforesaid, personally appeared Douglas S. Hale, 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 Coastal Development Corporation, a joint venturer in Simmons Ridge Joint Venture, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand, at office, this 28th day of July, 2017.



Mary R. Baker
NOTARY PUBLIC

My Commission Expires:

3/4/2020

My Comm. Expires
March 4, 2020

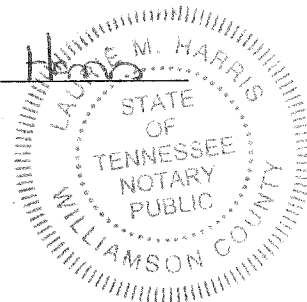
STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me Laurie Mathis Harris, of the state and county aforesaid, personally appeared John Y. Franks, 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 Managing Member of Simmons Ridge Partners, LLC, a joint venturer in Simmons Ridge Joint Venture, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Managing Member.

WITNESS my hand, at office, this 28th day of July, 2017.

Laurie Mathis Harris
NOTARY PUBLIC



My Commission Expires:

3-25-18

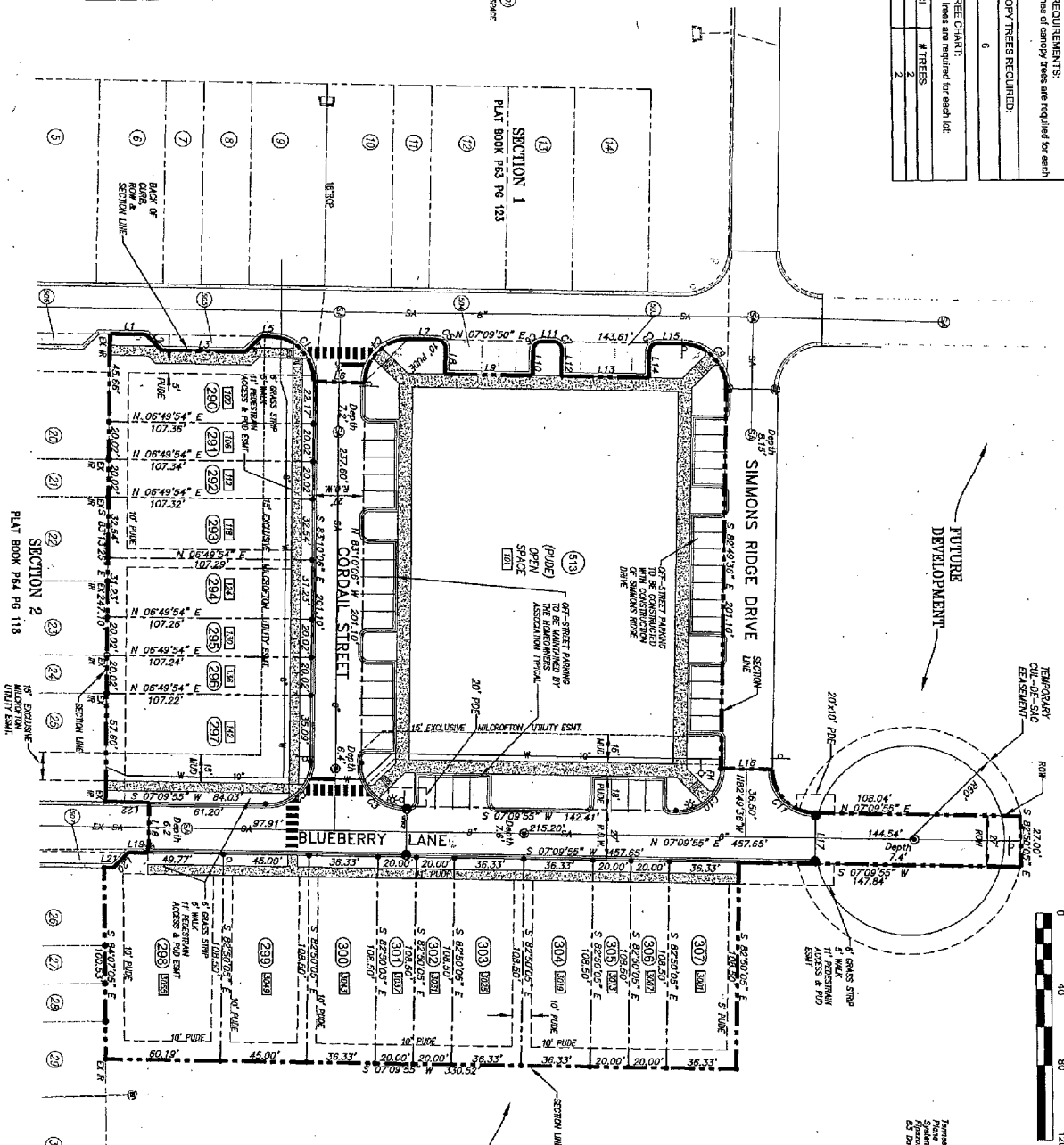
EXHIBIT A

(Plat Book P66, Pages 121a and 121b, Register's Office for Williamson County, Tennessee)

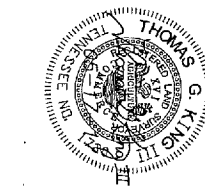
LOT #	LOT SIZE	ACI	# TREES
298	6,990 SF	6	2
299	4,893 SF	6	2

LOT AREA	Acres	Feet	Address
290	4.338	0.10	
291	2.149	0.05	
292	3.461	0.08	
293	3.550	0.08	
294	2.147	0.05	
295	2.147	0.05	
296	4.882	0.11	
297	3.842	0.09	
298	2.170	0.05	
299	2.170	0.05	
300	2.170	0.05	
301	2.170	0.05	
302	2.170	0.05	
303	2.170	0.05	
304	2.170	0.05	
305	2.170	0.05	
306	2.170	0.05	
307	2.170	0.05	
308	2.170	0.05	
309	2.170	0.05	
310	2.170	0.05	
311	2.170	0.05	
312	2.170	0.05	

LOT #	ACI	TREES
290	6	2
291	6	2
292	6	2
293	6	2
294	6	2
295	6	2
296	6	2
297	6	2
298	6	2
299	6	2
300	6	2
301	6	2
302	6	2
303	6	2
304	6	2
305	6	2
306	6	2
307	6	2
308	6	2
309	6	2
310	6	2
311	6	2
312	6	2



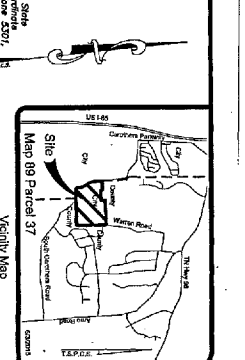
Lot #	Area	Acres	Feet	Address
1	4.338	0.10		
2	2.149	0.05		
3	3.461	0.08		
4	3.550	0.08		
5	2.147	0.05		
6	2.147	0.05		
7	4.882	0.11		
8	3.842	0.09		
9	2.170	0.05		
10	2.170	0.05		
11	2.170	0.05		
12	2.170	0.05		
13	2.170	0.05		
14	2.170	0.05		
15	2.170	0.05		
16	2.170	0.05		
17	2.170	0.05		
18	2.170	0.05		
19	2.170	0.05		
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21	2.170	0.05		
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26	2.170	0.05		
27	2.170	0.05		
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41	2.170	0.05		
42	2.170	0.05		
43	2.170	0.05		
44	2.170	0.05		
45	2.170	0.05		
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80	2.170	0.05		
81	2.170	0.05		
82	2.170	0.05		
83	2.170	0.05		
84	2.170	0.05		
85	2.170	0.05		
86	2.170	0.05		
87	2.170	0.05		
88	2.170	0.05		
89	2.170	0.05		
90	2.170	0.05		
91	2.170	0.05		
92	2.170	0.05		
93	2.170	0.05		
94	2.170	0.05		
95	2.170	0.05		
96	2.170	0.05		
97	2.170	0.05		
98	2.170	0.05		
99	2.170	0.05		
100	2.170	0.05		



SIMMONS RIDGE PUD SUBDIVISION
 SECTION 1 & 2
 4408 SOUTH CARROTHERS ROAD
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 Total Acres = 2.89 AC
 Total Lots = 19
 Area New Streets = 0.45 AC
 Final New Streets = 734'
 Civil District: 14th
 Closure Erov: 7/10/2008
 Scale: 1" = 40' Date: 4/10/17 City Project No. 8419
 SHEET 2 OF 2

REGISTRATION NO. 17024983
 PLAT BOOK: P66
 PAGE: 121
 08/22/2017 - 03:37:00 PM
 17024983
 PLAT BOOK: P66
 PAGE: 121
 08/22/2017 - 03:37:00 PM
 17024983
 PLAT BOOK: P66
 PAGE: 121

LEGEND
 Iron Rod Existing - iron rod (ex)
 Iron Rod - not rod (n)
 Monument - level (l)
 Fence - line (f)
 Property Line - survey (s)
 Boundary - line (b)
 Survey - line (s)
 Sanitary Sewer Main
 Fire Hydrant
 Street Lamp
 Road Sign
 Public Utility Easement - PUE
 Public Utility & Change Easement
 Street Address



23 On-street parking Areas
 Lots 513 to be owned &
 maintained by the HOA
 by the HOA

7/18/17

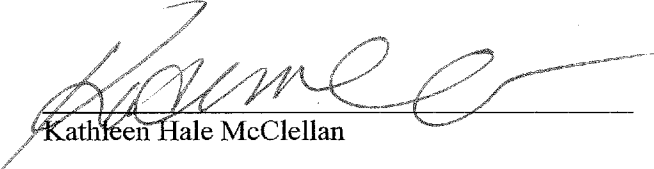
7/18/17

7/18/17

7/18/17

CERTIFICATE OF AUTHENTICITY

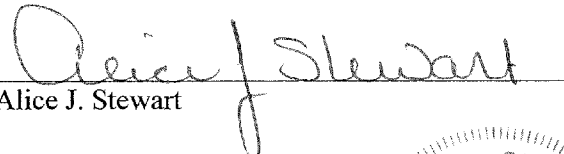
I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.


Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020


Alice J. Stewart

