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5 PGS : RESTRICTIONS

JESSICA PORTMAN 466366 - 16052662

11/30/2016 - 02:00:28 PM

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 25.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 27.00

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

SECOND 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 30th day of November, 2016.

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"), as supplemented by that certain *Supplemental Declaration Of Covenants, Conditions and Restrictions For Simmons Ridge* of record in Book 6908, Page 1119, said Register's Office;

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, as of the date of execution of this Supplemental Declaration no Lot has been sold; all of which Lots continue to be owned by the Declarant, and pursuant to Article XII, Section 3 of the Declaration, Declarant has the unilateral right and power to amend the Declaration;

WHEREAS, Declarant desires to record this Supplemental Declaration for the purpose of replacing Article IX, Section 10. "Administrative Fee." of the Declaration and for the purpose of correcting an incorrect reference in Article IX, Section 4. "Special Assessments; and

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 that Section 10. "Administrative Fee." of Article IX of the Declaration is deleted in its entirety and shall be replaced with the following:

"10. Administrative Fee. In addition to the Transfer Assessment or the Start-up Assessment, the Board may establish an administrative fee that the purchaser of any Lot

within the Property shall be obligated to pay. The purpose of the Administrative Fee is to pay for the administrative actions of the Association or its agent resulting from the change in Lot ownership.”; and the reference to “Section 6 (j)” found in Section 4. “Special Assessments.” of Article IX of the Declaration shall be deleted and replaced with “Section 6 (f)”.

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.

**(SIGNATURES AND ACKNOWLEDGMENTS APPEAR
ON THE FOLLOWING PAGES)**

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: *[Signature]*, Pres.
Douglas S. Hale, President

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

By: *[Signature]*
John Y. Franks, Managing Member

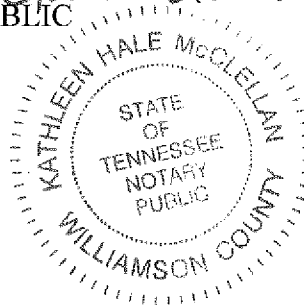
STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me *Kathleen Hale McClellan*, 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 bargainer, 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 30th day of November, 2016.

My commission expires: 12-11-2016

Kathleen Hale McClellan
NOTARY PUBLIC



STATE OF TENNESSEE)
COUNTY OF Williamson)

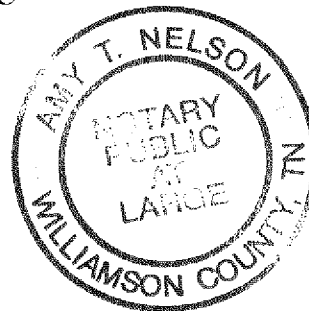
Personally appeared before me Amy T. Nelson, of the state and county aforesaid, personally appeared John Y. Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Simmons Ridge Partners, LLC, a joint venturer in Simmons Ridge Joint Venture, the within named bargainer, 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 30th day of November, 2016.

Amy T. Nelson
NOTARY PUBLIC

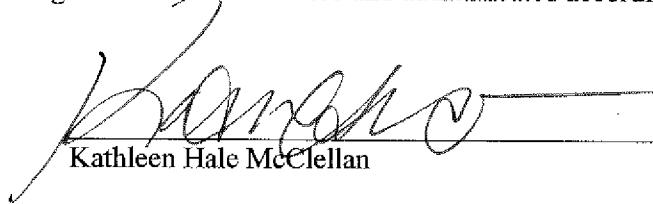
My Commission Expires:

11/10/2019



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

