

Prepared By:  
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**AMENDMENT #6**

**AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS, CONDITIONS & RESTRICTIONS  
FOR SHELTON SQUARE SUBDIVISION**

**THIS AMENDMENT** is made by the Developer, Shelton Square, LLC, A Tennessee limited liability company, pursuant to Article XIII, Paragraph 2 of the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS FOR SHELTON SQUARE SUBDIVISION (the "Declaration") of record in Record Book 1734, page 3699, Register's Office of Rutherford County, Tennessee, as thereafter modified and amended, including without limitation, by Record Book 1826, page 2360, Record Book 1904, page 3890, Record Book 1908, page 1703, Record Book 1980, page 3920, and Record Book 2006 Page 3736.

**WHEREAS**, the undersigned now intends to amend certain portions of the Declaration as is more particularly set forth herein.

**NOW, THEREFORE**, for valuable consideration and in compliance with the Amendment requirements of the Declaration, the undersigned Developer does hereby amend the Declaration as follows:

1. **ARTICLE VII, PARAGRAPH (1), IMPROVEMENT RESTRICTIONS, SUBPARAGRAPH (b)** of the Declaration shall be amended to read:

b. The total heated floor area of the main residential structure upon any lot, exclusive of open porches, patios, garages and breezeways:

- (1) Villas Section- For all homes, the total floor area as defined above shall not be less than One Thousand Eight Hundred (1,800) square feet.
- (2) Enclave Section- For all homes, the total floor area as defined above shall not be less than One Thousand Eight Hundred (1,800) square feet.
- (3) Retreat Section- For all homes, the total floor area as defined above shall not be less than One Thousand Eight Hundred (1,800) square feet.
- (4) Manor Section- For all homes, the total floor area as defined above shall not be less than Two Thousand Four Hundred (2,400) square feet.
- (5) Estates Section- For all homes, the total floor area as defined above shall not be less than Three Thousand (3,000) square feet.

All houses in all sections must have upgraded exteriors of brick, hardboard cement siding, or stone veneer exterior. Vinyl may be used only on trim, soffit, gables, and dormer areas as allowed by the Architectural Review Committee. In the Estates Section, all external stair steps visible from the street shall be constructed of brick or stone.

2. Except as expressly amended hereby, the terms and provisions of the Declaration continue in full force and effect.

**IN WITNESS WHEREOF**, the Developer has caused this Amendment to be executed this the 14<sup>th</sup> day of April, 2021.

Developer: **Shelton Square, LLC**

By:   
Bob Parks, Chief Manager

Beather Dawbarn, Register	
Rutherford County Tennessee	
Rec #: 1109799	Instrument #: 2354858
Rec'd: 10.00	Recorded
State: 0.00	4/15/2021 at 12:16 PM
Clerk: 0.00	in
Other: 2.00	Record Book 2068 Pgs 1276-1277
Total: 12.00	

STATE OF TENNESSEE  
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bob Parks, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Chief Manager of Shelton Square, LLC and Bob Parks as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Shelton Square, LLC by himself as such Chief Manager.

WITNESS MY HAND and official seal at my office on this the 14<sup>th</sup> day of April, 2021.

Pamela Jo Minor  
NOTARY PUBLIC

My commission expires: 10-22-23

