

This instrument prepared by:
KVR Homes, LLC
2550 Meridian Boulevard Suite 200
Franklin, TN 37067

Heather Dambarn, Register
Rutherford County Tennessee
Rec #: 1030992
Rec'd: 10.00 Instrument #: 2249720
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 1/3/2020 at 8:45 AM
Total: 12.00 in
Record Book 1853 Pgs 2306-2307

**SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLYING TO
THE CROSSINGS OF THREE RIVERS SECTION 1, PHASE 1
A PART OF THREE RIVERS, A PLANNED RESIDENTIAL COMMUNITY**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Supplemental Declaration") for The Crossings Of Three Rivers Section 1, Phase 1 as recorded at Plat Book 42, Page 282 in the Register's Office for Rutherford County, Tennessee (the "Property") made this the 2nd day of January, 2020, by KVR Homes, LLC, a Tennessee limited liability company (the "Owner").

WITNESSETH:

WHEREAS, the Property is subject to the terms and conditions of that certain Declaration of Covenants, Conditions and Restrictions for Three Rivers Planned Residential Subdivision recorded at Book 592, page 1029 in the Register's Office for Rutherford County, Tennessee, as corrected, amended, and supplemented (the "Declaration"); and

WHEREAS, the Owner desires to have the Property subjected to additional conditions as provided in this Supplemental Declaration; and

NOW THEREFORE, for and in consideration of these premises and other good and valuable consideration, the Owner hereby supplements the Declaration as follows:

1. The Three Rivers Homeowners Association, Inc. (the "Association") shall maintain all areas which are not enclosed by a fence or wall of the yards of all lots within the Property so as to ensure an aesthetically pleasing, uniform, standard of maintenance, as directed by the Association Board, which maintenance shall include the cutting of grass and trimming of shrubbery, trees, and plantings installed and watered by the homeowners or occupants.

Nothing herein shall be construed to require the Association to install, plant, replace, or irrigate any grass, shrubbery, trees, or any other plantings or otherwise be responsible for same.

2. The Association shall assess each lot within the Property an additional amount to pay for the said maintenance as described in this Supplement.

3. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration, as supplemented and amended from time to time.

4. All other items in the Declaration not heretofore amended or supplemented shall remain in full force and effect.

The undersigned, as the Owner of the Property hereby executes this Supplemental Declaration as of the day and year first above written for the sole purpose of acknowledging its consent and approval for said Property and subjected to the covenants, conditions and restrictions of this Supplemental Declaration.

OWNER:

KVR HOMES, LLC, a Tennessee limited liability company

By: Zachary T. Randolph
Name: Zachary T. Randolph
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, Whitney Lehman, a Notary Public of said State and County, do hereby certify that Zachary T. Randolph personally appeared before me and acknowledged that he is the Vice President of KVR Homes, LLC, and that by authority duly given and on behalf of the company, the foregoing instrument was voluntarily signed in its name by him as its Vice President for the purposes therein expressed.

Witness my hand and official stamp or seal, this the 2 day of January, 2020.

Whitney Lehman
Notary Public

My Commission Expires: 2/21/2020



(SEAL)