

Prepared By:
Keith H. Solomon, Esquire
8119 Isabella Lane, Suite 104
Brentwood TN 37027

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS & RESTRICTIONS FOR CLEAR CREEK SUBDIVISION

THIS AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS & RESTRICTIONS (the "Declaration") is executed this 20TH day of
SEPTEMBER, 2017, by Clear Creek, LLC, a Tennessee Limited Liability Company
(hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer desires to amend the Declaration of Covenants, Conditions &
Restrictions for Clear Creek, LLC recorded in Record Book 1584, Page 3806 of the Registers
Office of Rutherford County, Tennessee; and

WHEREAS, Article V, ASSESSMENTS, Section I (b) Working Capital Assessments.
In addition to the other Assessments provided for in this instrument, each purchaser of a house
shall be assessed an assessment upon the purchase of any completed house within Clear Creek
(Said assessment shall be referenced as the "Working Capital Assessment"). The initial amount
of said Working Capital Assessment is Four Hundred dollars (\$400) per lot. Said Working
Capital Assessment shall be collected from the Purchaser at closing on the purchase of the house
from a builder and remitted to the Association. Said Working Capital Assessment shall also be
due from the Purchaser of a home when a home is resold, and shall also be collected at closing.
In the event an individual purchases a lot to build a custom home thereon for said individual's
personal use, the Working Capital Assessment shall be due at the time said individual purchases
the lot. The amount of the Working Capital Assessment may be modified by the Declarant at
any time while Declarant owns any property in Clear Creek. Thereafter, said Working Capital
Assessment may only be modified by at least two-thirds (2/3) of the Votes entitled to be cast by
the Members of the Association, (both Class A and Class B) at a duly called meeting of the
Association at which a quorum is present.

NOW, THEREFORE, the Developer hereby amends the Declaration as follows:

1. Article V, ASSESSMENTS, Section I (b) is amended by replacing the second
sentence in its entirety with the following:

"The initial amount of said Working Capital Assessment is Two Hundred dollars (\$200)
per lot."

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 928828
Rec'd: 10.00 Instrument #: 2107101
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 9/20/2017 at 12:12 PM
Total: 12.00 in
Record Book 1609 Pgs 2055-2056

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed this the 20TH day of SEPTEMBER, 2017.

Clear Creek, LLC

By: 

Title: PARTNER

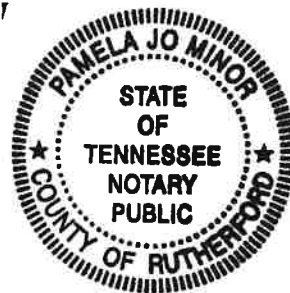
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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 PARTNER of Clear Creek, LLC and BOB PARKS as such PARTNER, being authorized so to do, executed the foregoing instrument (DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS FOR CLEAR CREEK SUBDIVISION) for the purposes therein contained by signing the name of CLEAR CREEK, LLC by himself as such PARTNER.

WITNESS MY HAND and official seal at my office on this the 20TH day of SEPTEMBER, 2017.


NOTARY PUBLIC

My commission expires: 11-17-19



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Keith H. Solomon, Esquire
8119 Isabella Lane, Suite 104
Brentwood TN 37027

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 942917
Rec'd: 10.00 Instrument #: 2126649
State: 0.00
Clerk: 0.00 Recorded
other: 2.00 1/18/2018 at 11:38 AM
Total: 12.00 in
Record Book 1642 Pgs 2855-2855

AMENDMENT #2

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS & RESTRICTIONS FOR CLEAR CREEK SUBDIVISION

THIS AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS & RESTRICTIONS (the "Declaration") is executed this 18th day of
January, 2018, by Clear Creek, LLC, a Tennessee Limited Liability Company
(hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer desires to amend the Declaration of Covenants, Conditions &
Restrictions for Clear Creek, LLC recorded in Record Book 1584, Page 3811 & 3812 of the
Registers Office of Rutherford County, Tennessee; and

NOW, THEREFORE, the Developer hereby amends the Declaration as follows:

Article VII, paragraph 1. j. will be amended to read:

- j. All homes must have a minimum three (3) car garage with three individual garage bays
or one double and one single bay. Recessed front entry garages and/or two car garages
allowed with written approval of developer on a case by case basis. If a two car garage is
allowed it must have two single bay doors. All garage doors must be carriage style.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed
this the 18th day of January, 2018.

Clear Creek, LLC

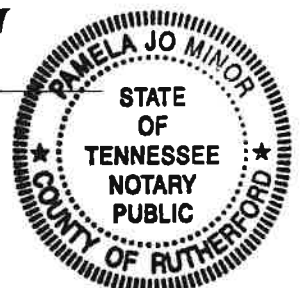
By: 
Title: Member

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 Member
of Clear Creek, LLC and Bob Parks as such Member,
being authorized so to do, executed the foregoing instrument (DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS FOR CLEAR CREEK
SUBDIVISION) for the purposes therein contained by signing the name of CLEAR CREEK,
LLC by himself as such Member.

WITNESS MY HAND and official seal at my office on this the 18th day of
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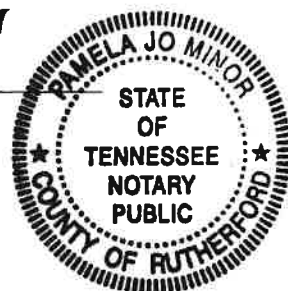
By: 
Title: Member

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