PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, 3rd Floor, Noel Place
Nashville, TN 37219

Davidson County REST
Recvd: 10/31/03 14:44 3pgs
Fees:27.00 Taxes:0.00
20031031-0160338

SUPPLEMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR HERMITAGE SPRINGS ESTATES

Instrument No. 20001206-0120233

THIS SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this the 31st day of October, 2003 by **JO-MAC PROPERTIES, LLC,** a Tennessee limited liability company, to confirm that the Plat of Hermitage Springs Estates, Phase One, Section Two, under Instrument No. 20031031-0160338 Register's Office for Davidson County, Tennessee, is subject to the Declaration, and is included in Exhibit A thereto.

JO-MAC PROPERTIES, LLC

Oct 31 2003
Date

By: _____

Its: Chief MANAGER

STATE OF TENNESSEE]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **General Manager of Jo-Mac Properties, LLC**, a Tennessee Limited Liability Company, the within named maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal of office in Franklin, Tennessee, this 31st day of October, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT

My Commission Expires:
1-26-04

F:\DAB\Hermitage Springs\Supplement to Declaration.doc

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

ATTORNEY'S CERTIFICATE
FOR
HERMITAGE SPRINGS ESTATES HOMEOWNERS ASSOCIATION, INC.

This document is intended to serve as an attorney's opinion which is required under the provisions of Tennessee Code Annotated, §66-27-103. The undersigned, Douglas A. Brace, an attorney licensed to practice law in the State of Tennessee, hereby declares that the following recorded documents and the recording of the Plat, identified in paragraph 4, satisfy all legal requirements for the creation of a Planned Unit Development, with Private Elements, under the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated, §66-27-101 ***et seq.***:

1. The Declaration of Covenants, Conditions and Restrictions for Hermitage Springs Estates of record under Instrument No. 20001206-0120233, as amended by Instrument Nos. 20020130-0013464 and 20031006-0147712 Register's Office for Davidson County, Tennessee;

2. The By-Laws of Hermitage Springs Estates Homeowners Association, Inc., a nonprofit corporation; of record under Instrument No. 20010712-0074536, as amended by Instrument No. 20030808-0115486, Register's Office for Davidson County, Tennessee;

3. The Charter of Hermitage Springs Townhomes Association, Inc., a nonprofit corporation, filed with the Tennessee Secretary of State on July 12, 2001; of record under Instrument No.20010716-0075385, as amended by Instrument No. 20020128-0011789, Register's Office for Davidson County, Tennessee.

4. The Plat for Hermitage Springs Estates, Phase One, Section Two, a Planned Unit Development, with Private Elements, under the Tennessee Horizontal Property Act, which Plat shows private and common elements of record under Instrument No. *20031031-0160338, Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 29th day of October, 2003.

Douglas A. Brace

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas A. Brace,** attorney at law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

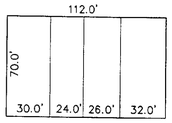
WITNESS my hand and seal of office this 29th day of October, 2003.

NOTARY PUBLIC AT LARGE

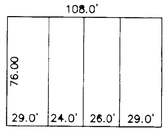
My commission expires:

MADGE A. FLY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

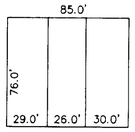
NOTARY PUBLIC
Madge A. Fly
My Commission Expires
March 31, 2007
STATE OF TENNESSEE



TYPE "1"



TYPE "2"



TYPE "3"

TYPICAL BUILDINGS
SCALE: 1" = 50'

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE A PLANNED UNIT DEVELOPMENT (PRIVATE ELEMENTS) UNDER THE TENNESSEE ACT, T.C.A. § 66-27-101 et seq.
2. BEARINGS BASED ON SURVEY PREPARED BY WENDELL H. TALLEY, SR. TN RLS # 785, DATED JUNE 29, 2001.
3. PROPERTY IS ZONED RM 4.
4. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 470040 0232 F AND 234 F. DATED APRIL 20, 2001
5. UNDERGROUND UTILITIES LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED BY APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION ON THIS SITE.
6. MINIMUM BUILDING SETBACKS TO BE DETERMINED BY THE METROPOLITAN PLANNING COMMISSION.
7. THE MINIMUM BUILDING FINISHED FLOOR ELEVATION FOR ALL UNITS IN THIS SECTION SHALL BE ELEVATION 432.1.
8. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY, THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUMN I REGULATIONS.
9. INDIVIDUAL WATER AND SANITARY SEWER LINES WILL BE REQUIRED FOR EACH LOT.
10. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENT OF THE ADOPTED TREE ORDINANCE 94-1104 (METRO CODE CHAPTER 17.24 ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40 ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
11. THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20001206-0120233 AS AMENDED BY INSTRUMENT NO. _____
12. LOT DIMENSIONS TAKEN FROM PLANS PROVIDED BY OWNERS.
13. THIS PLAT IS BASED ON PLAT OF RECORD IN INSTRUMENT NUMBER 200107030070299.
14. A 4' SIDEWALK SHALL BE INSTALLED ALONG ONE SIDE OF ALL ROADS.
15. ANY EXCAVATION, GRADING, FILL, OR ANY OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER DRAINAGE ORDINANCE NUMBER 78-840 AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
16. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
17. TOTAL AREA IN PHASE ONE - SECTION TWO IS 828,862 SQ. FT. OR 14.436± ACRES.
18. EACH LOT CONSTITUTES PROVIDE ELEMENTS AS DERIVED UNDER T.C.A. § 66-27-102 (a) (14).

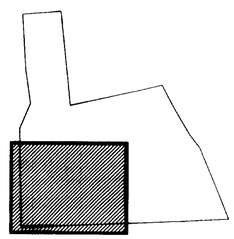
LEGEND

BOUNDARY
EASEMNET
BUILDING SETBACK LINE
WATER LINE — W —
SANITARY SEWER LINE — S —
STORM LINE — ST —
FIRE HYDRANT
LOT NUMBER (1)
STREET ADDRESS 0000
EXISTING IRON PIN
SET IRON PIN & CAP
EXISTING MONUMENT
SET MONUMENT

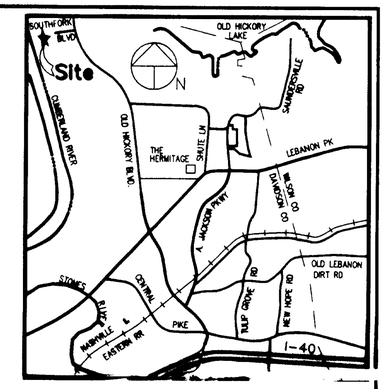
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N
W E
S
BASE OF BEARING ON INSTRUMENT #200107030070299, R.O.D.C., TN.

Davidson County REST
Recvd 10/31/03 14:44 3pgs
Fees 27.00 Taxes 0.00
20031031-0160338



PROJECT AREA



LOCATION MAP
N.T.S.

HERMITAGE SPRINGS ESTATES
FUTURE DEVELOPMENT
PHASE TWO
PROPERTY MAP 63 PARCEL 242

APPROXIMATE CENTERLINE OF CREEK, TYPICAL.

30' PUBLIC DRAINAGE EASEMENT, TYPICAL.

20' PUBLIC UTILITY EASEMENT IN BOOK 8007, PAGE 237, R.O.D.C.

175.04'

756.48'

N 88°27'17" W 1268.04' (PHASE LINE ONLY)

PHASE 1 - SECTION 2

PHASE 2

PHASE 1 - SECTION 1

25' BUFFER ZONE

BUFFER ZONE

12" WATER

20' SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT

HERMITAGE GOLF COURSE (PRESIDENTS RETREAT)

S 88°59'57" W 1012.23'

COMMON ELEMENTS

APPROXIMATE 100 YR. FLOOD BOUNDARY

TYPE 1 (47 5162, 46 5160, 45 5158, 44 5156)
TYPE 1 (43 5154, 42 5152, 41 5150, 40 5148)
TYPE 1 (39 (39) 5146, 38 5144, 37 5142, 36 5140)
TYPE 1 (35 5138, 34 5136, 33 5134, 32 5132)
TYPE 1 (31 5130, 30 5128, 29 5126, 28 5124)
TYPE 1 (27 5122, 26 5120, 25 5118, 24 5116)
TYPE 2 (87 5300, 86 5302, 85 5304)
TYPE 2 (84 5306, 83 5308, 82 5310, 81 5312)
TYPE 3 (80 5314, 79 5316, 78 5318)
TYPE 2 (77 5320, 76 5322, 75 5324, 74 5326)
TYPE 2 (48 5222, 49 5220, 50 5218, 51 5216)
TYPE 2 (52 5214, 53 5212, 54 5210, 55 5208)
TYPE 1 (56 5206, 57 5204, 58 5202, 59 5200)
TYPE 3 (5227 5225 5223; 73 72 71)
TYPE 2 (5221 5219 5217 5215; 70 69 68 67)
TYPE 3 (5213 5211 5209; 66 65 64)
TYPE 2 (5207 5205 5203 5201; 63 62 61 60)

FH
6" W

40' SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT BK 10644, PG 194, R.O.D.C.

20' M.B.S.L.
10' M.B.S.L.

S 87°36'09" W 360.38'

15' PUBLIC WATER LINE EASEMENT

S 87°31'19" W 885.55'

CHITWOOD DOWNS
BOOK 6900 PAGE 551, R.O.D.C, TN.

COMMON ELEMENTS

S 87°08'03" W 376.04'

S10°38'46"W 80.84'

102.07'
N88°27'17"W

D=146°41'28"
R=46.00'
L=117.77'
T=153.77'
CHB=S29°40'53"E
CHD=88.14'

SOUTHFORK BOULEVARD
70' R.O.W.

N72°58'23"W 3.36'

THE VILLAGES AT SOUTHFORK
BOOK 6900 PAGE 482, R.O.D.C, TN.

S 22°46'52" E 523.80'

30' PUBLIC DRAINAGE EASEMENT, TYPICAL.

25' BUFFER ZONE

TOP OF BANK

SECTION 1 SECTION 2

HERMITAGE SPRINGS TOWNHOMES
PHASE 1 - SECTION 1
INSTRUMENT NO. 20010801-0081514

FOUND CONCRETE MONUMENT, TYPICAL
FOUND IRON PIN, TYPICAL

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of 1 : 10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

By: Lonnie Lowery Date: OCT. 31, 2003

Tenn. Registered Surveyor No. 1685

LONNIE D. LOWERY — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — TENNESSEE NO. 1685 — 10/31/03

RECORD

A PORTION OF SUBDIVISION NO. 2000S-253G-14

RECORDING INFORMATION:

1. DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS - INSTRUMENT NUMBER 20001206-0120233 AS AMENDED BY INSTRUMENT NO. 20020130-0013464 AND 20031008-01477412 R.O.D.C, TN.
2. BY LAWS - INSTRUMENT NUMBER - 20010712-0074536 AS AMENDED BY INSTRUMENT NO. 20030808-0115486, R.O.D.C., TN.
3. CHARTER ARTICLES OF INCORPORATION - INSTRUMENT NUMBER 20010716-0075385 AS AMENDED BY INSTRUMENT NO. 20020128-0011789, R.O.D.C., TN. ATTORNEY'S OPINION - INSTRUMENT NUMBER 20031031-0160338

OWNER:
JO-MAC PROPERTIES, L.L.C.
3001 TROTTERS LANE
FRANKLIN, TN 37607

A PLANNED UNIT DEVELOPEMENT
(PRIVATE ELEMENTS)
PHASE ONE - SECTION TWO
HERMITAGE SPRINGS ESTATES
SECOND CIVIL DISTRICT
ELEVENTH COUNCILMANIC DISTRICT
HERMITAGE, DAVIDSON COUNTY, TENNESSEE

E. ROBERTS Alley & Associates INCORPORATED
E. ROBERTS ALLEY & ASSOCIATES INC.
CONSULTING ENGINEERING
230 WILSON PIKE CIRCLE
BRENTWOOD, TENNESSEE 37027
PHONE: 615-373-1567 FAX 615-373-3697

SCALE: 1" = 50'	DRAWN BY AED	DATE 10/29/03	DRAWING NO.
	CHECKED BY RDL	JOB NO. 2003-0541	1 OF 1