Davidson County REST
Recvd: 03/26/08 15:26 7 pgs
Fees:32.00 Taxes:0.00
20080326-0030439

THIS INSTRUMENT PREPARED BY:
Ortale, Kelley, Herbert & Crawford (JHC)
200 Fourth Avenue North
P. O. Box 198985
Nashville, Tennessee 37219-8985

SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME (PHASE II OF LOT 2, SECTION I MORE COMMONLY REFERRED TO AS BUILDING I OR THE REGENT BUILDING)

THIS SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS ("Supplemental Declaration") is made this the 26th day of March, 2008, by **LENOX VILLAGE I, LLC,** a Tennessee limited liability company (hereinafter referred to as **"Founder"**)

WITNESSETH:

WHEREAS, Founder has established a certain Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development (the "Original Declaration") located in Nashville, Davidson County, Tennessee, of record as Instrument Number 20020315-0032826 in the Register's Office for Davidson County, Tennessee (the "Register's Office"); said Original Declaration having been amended and supplemented by Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as amended by Instrument of Correction of record as Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 (as amended by Instrument No. 20050815-0096405), Instrument No. 20060120-0007914 (as amended by two Instruments of Correction of record as Instrument Nos. 20060221-0020352 and 20060309-0027423), Instrument

No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306 in said Register's Office (the Original Declaration as amended and supplemented shall be collectively referred to as the "Declaration"); and

WHEREAS, Founder has established a Horizontal Property Regime pursuant to Tenn. Code Ann. §§ 66-27-101, *et seq.*, with respect to certain residential condominium units known as the Town Center Homes at Lenox Village ("Condominiums") and subjected said Condominiums to the Declaration and special covenants and restrictions of the Condominiums pursuant to the supplement to the Declaration of record as Instrument No. 20031212-0178492 in the Register's Office of Davidson County (the "Condominium Supplement"); and

WHEREAS, pursuant to Article II, Section 2.3 of the Declaration and Paragraph 17 of the special covenants and restrictions of the Condominiums as set forth in the Condominium Supplement, Founder desires to annex twenty-two (22) additional residential condominium Units, to be identified as Units I-201 through I-211 and Units I-301 through I-311, as well as any common areas related thereto, to the Condominiums (the "Additional Condominium Property") and subject said Additional Condominium Property to the Declaration and the special covenants and restrictions of the Condominiums as set forth in the Condominium Supplement; and

WHEREAS, said Additional Condominium Property shall be located upon the real property described on Exhibit A attached hereto and shall be more particularly shown and depicted on Exhibit B attached hereto.

NOW THEREFORE, Founder hereby supplements the Declaration as follows:

1. The Additional Condominium Property located upon the real property described on Exhibit A attached hereto, which includes Units I-201 through I-211 and Units I-301 through I-311, as well as any common areas related thereto, shall become subject to the covenants, conditions, and restrictions of the Declaration and the

special covenants and restrictions of the Condominiums as set forth in the Condominium Supplement.

2. The identification and description of the Additional Condominium Property on Exhibit B attached hereto shall serve as a general description and number for each additional condominium Unit, expressing its area, location, and other data necessary for identification, and shall also serve as a general description of any common areas shown thereon.

3. All Unit Owners, and their successors, successors-in-title, and assigns, with respect to the Additional Condominium Property shall have an undivided percentage ownership interest in, as well as the use and enjoyment of, the common areas shown and identified on Exhibit B of the Second Supplement to the Town Center Declaration of record as Instrument No. 20080326000304 38 in the Register's Office for Davidson County, Tennessee.

4. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration or the special covenants and restrictions of the Condominiums as set forth in the Condominium Supplement, as applicable.

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Supplemental Declaration has been executed by Founder as of the day and year first above written.

FOUNDER:

LENOX VILLAGE I, LLC, a Tennessee limited liability company

By:_____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Lenox Village I, LLC, all being Tennessee limited liability companies, the within named bargainor, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of March, 2008.

Jamie L. Gaskins
Notary Public

My Commission Expires: 3-21-2009

JAMIE L. GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

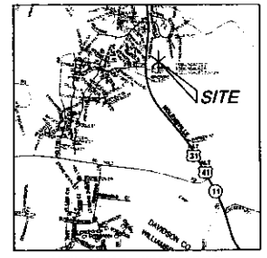
NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
March 21, 2009
STATE OF TENNESSEE

EXHIBIT "A"
Legal Description

Being a 0.599 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Lenox Village I, LLC, of record at Instrument No. 20010703-0070464, Register's Office Davidson County, Tennessee, and being a portion of Lot 2 on the plan of Section One, The Town Center Homes at Lenox Village, of record at Instrument No. 20031120-0169460, and that portion of land shown as "Future Development" of Exhibit E-2 of Instrument No. 20060612-0069716, Register's Office Davidson County, Tennessee, being more particularly described by Anderson, Delk, Epps & Associates, Inc., Nashville, TN as follows:

Beginning at an iron pin set at the intersection of the northerly margin of Lenox Village Drive and the easterly margin of Nolensville Pike, said point being the most southwesterly corner of the herein-described tract;
Thence with the northerly margin of Lenox Village Drive, the following two calls:
South 87 Degrees 54 Minutes 16 Seconds East a distance of 191.91 feet to a point;
Thence North 79 Degrees 35 Minutes 25 Seconds East a distance of 28.82 feet to a Point;
Thence with the common line of Lots 1 and 2 on said plan of Section 1, Town Center Homes at Lenox Village, the following three calls:
Thence North 12 Degrees 33 Minutes 12 Seconds West a distance of 113.32 feet to a point;
Thence North 85 Degrees 16 Minutes 22 Seconds West a distance of 79.07 feet to a point;
Thence North 07 Degrees 52 Minutes 51 Seconds East a distance of 15.00 feet to a point;
Thence North 85 Degrees 16 Minutes 22 Seconds West a distance of 108.43 feet to a point in the easterly right-of-way of Nolensville Pike;
Thence with said right-of-way of Nolensville Pike, along a curve to the left having a radius of 2418.01 feet through a central angle of 03 Degrees 18 Minutes 23 Seconds, an arc distance of 139.54 feet, said curve having a chord direction of South 04 Degrees 23 Minutes 45 Seconds West and a chord length of 139.52 feet to a Point of Beginning, containing 0.599 acres or 26081 square feet more or less.

Being a portion of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company, by Deed from Louis J. Resha, et al., of record as Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.



VICINITY MAP NOT TO SCALE

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS A PORTION OF MAP 172, PARCEL 244.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (FIRM) COMMUNITY NO. 470057 EXHIBIT F, EFFECTIVE DATE: APRIL 26, 2001.
3. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
4. THIS DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES). THE LIMITS OF CLEARING SHALL BE LIMITED TO THE AREAS NECESSARY TO CONSTRUCT ROADWAYS AND UTILITIES TO SERVE THIS SITE AS SHOWN.
5. ALL BUILDINGS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
6. ALL NEW OR REPAIRED SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.
7. THE OWNERS OF THE RESIDENTIAL UNITS SHOWN HEREON SHALL HAVE AN UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON AREAS FOR COMMONS OF THE PHASE 2 PROPERTY AS SHOWN AND DESCRIBED ON SHEET 2 OF THE SUPPLEMENTAL DECLARATION OF RECORD AS INSTRUMENT NO. 20080325-0030438 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

00 30438

SCALE : 1" = 20'

PHASE I
BUILDINGS F, G & H

PHASE II
BUILDING I
THE REGENT
BUILDING OF LOT 2

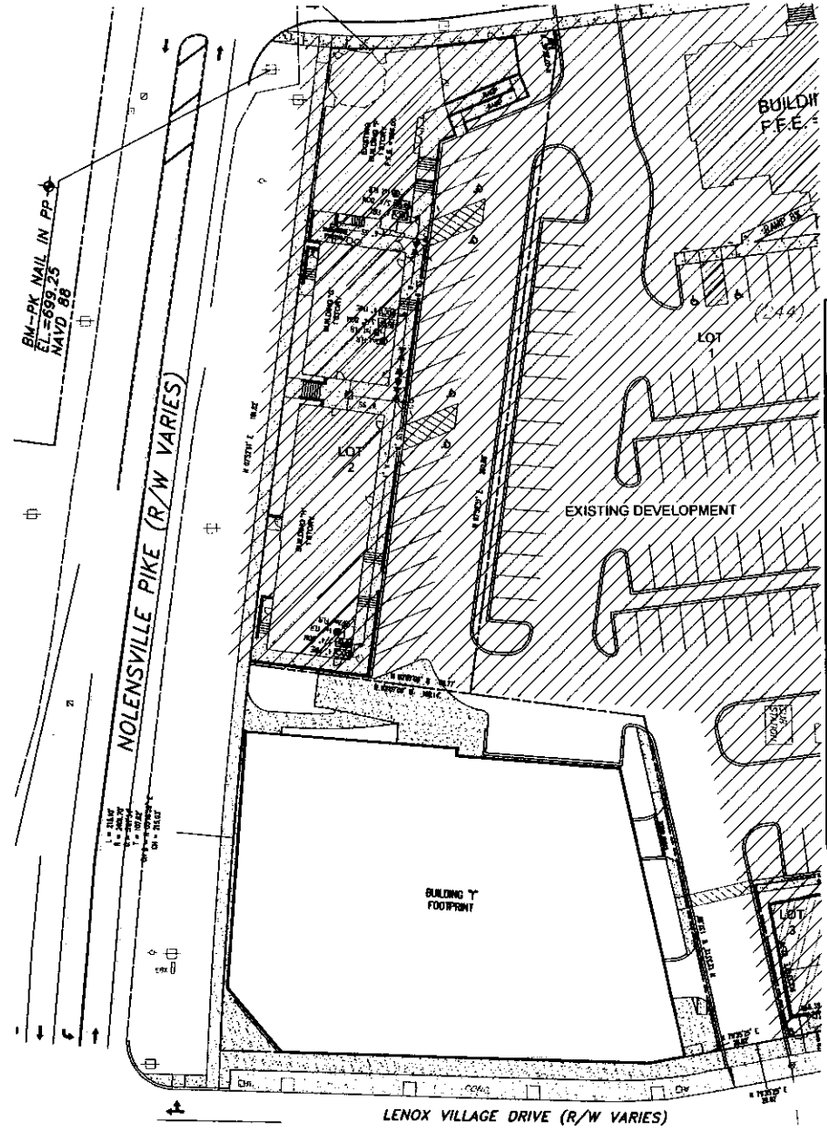
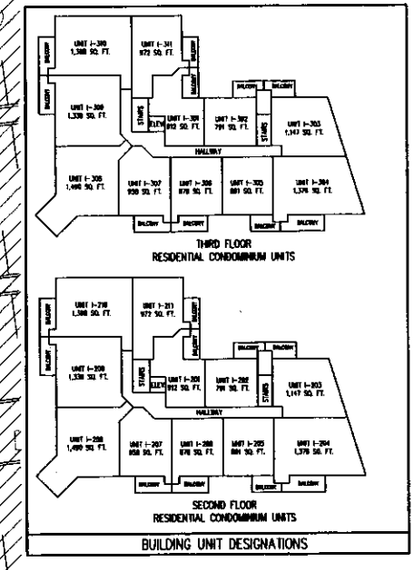


EXHIBIT
"B"



BUILDING UNIT DESIGNATIONS

REVIEWED BY
3/26/08

BA
BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 378-0383

GARRY M. BATSON
REGISTERED ENGINEER
STATE OF TENNESSEE

DEVELOPMENT COMPANY:

LENOX VILLAGE I, LLC
8029 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 533-5585
CONTACT: RICK BLACKBURN

LENOX VILLAGE TOWN CENTER LOT 2 SECTION I (PHASE 2) BUILDING I

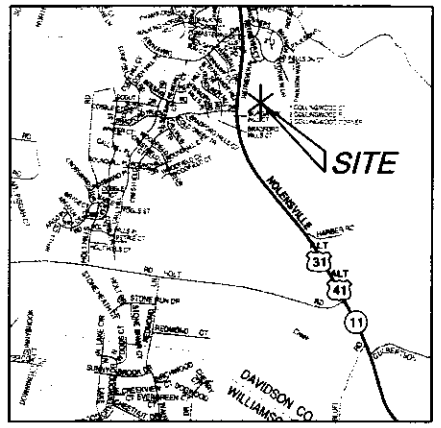
NASHVILLE, TN

MAP & PARCEL
173090A22800CO

DESCRIPTION	DATE

PROJECT NO.	-
DATE	
DRAWN BY	MH
CHECKED BY	GMB

RESIDENTIAL UNITS SITE PLAN EXHIBIT



VICINITY MAP NOT TO SCALE

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3. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER DRAINAGE ORDINANCE NO. 78-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
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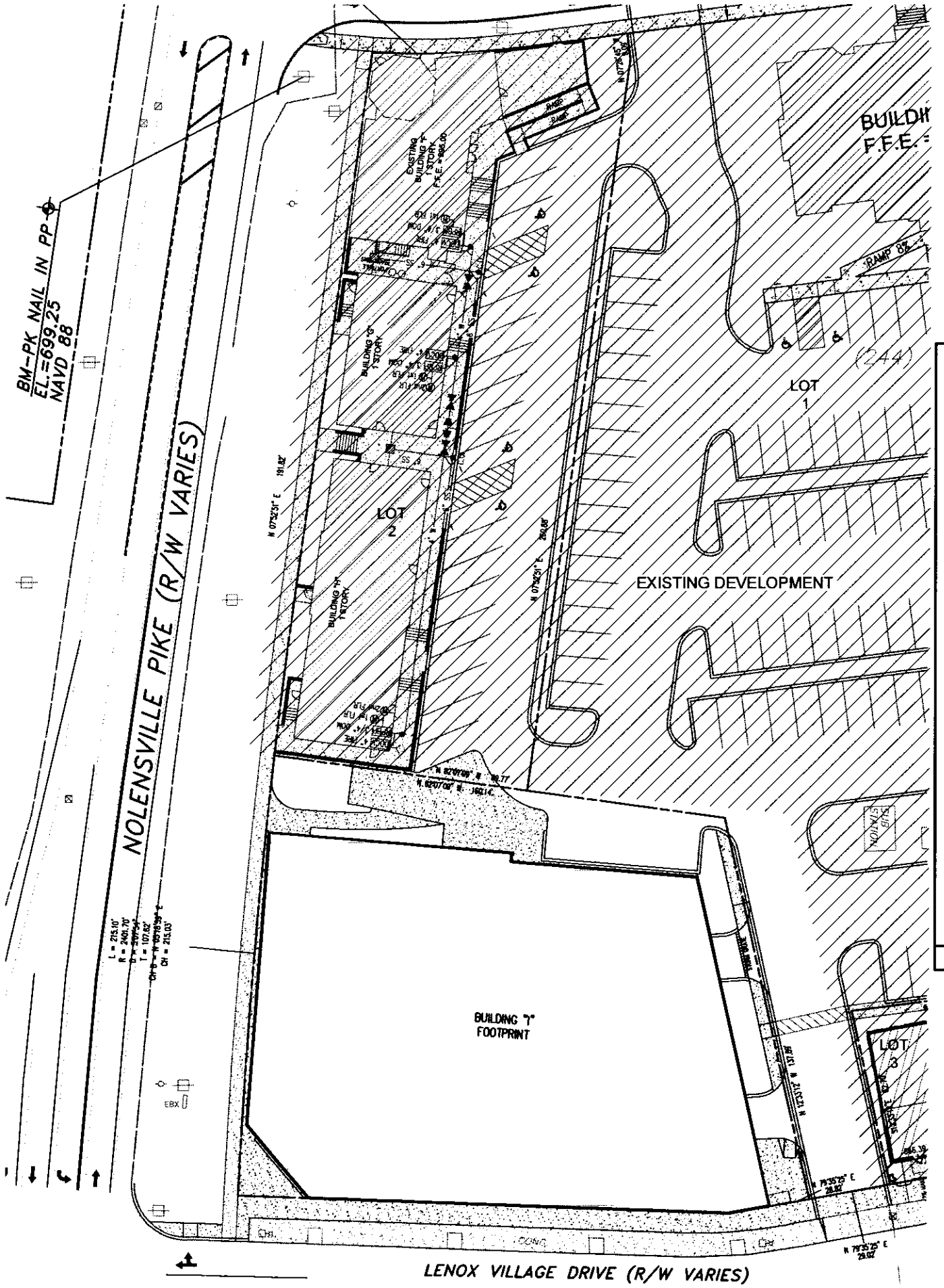
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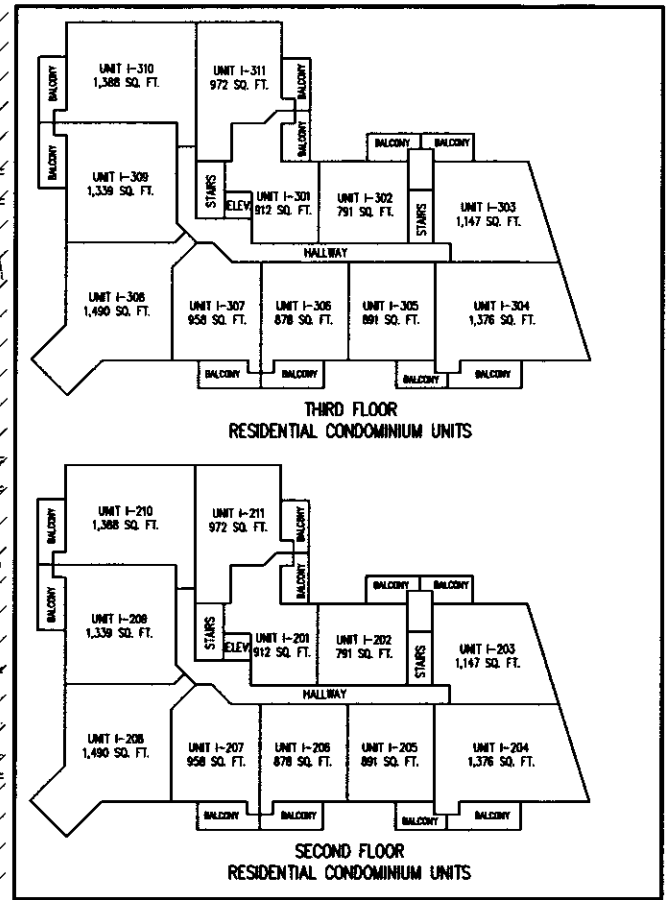
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SCALE : 1" = 20'

PHASE I
BUILDINGS F, G & H

PHASE II
BUILDING I
THE REGENT
BUILDING OF LOT 2





BUILDING UNIT DESIGNATIONS

REVIEWED BY MGK Metro Planning 3/26/08

EXHIBIT "B"

BA
BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-8363

GARRY M. BATSON REGISTERED ENGINEER AGRICULTURE TENNESSEE NO. 26573 STATE OF TENNESSEE

DEVELOPMENT COMPANY:

LENOX VILLAGE I, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 533-5565
CONTACT: RICK BLACKBURN

LENOX VILLAGE
TOWN CENTER
LOT 2
SECTION I
(PHASE 2)
BUILDING I
NASHVILLE, TN

MAP & PARCEL
173090A22800CO

DESCRIPTION	DATE

PROJECT NO.	-
DATE	
DRAWN BY	NH
CHECKED BY	GMB

RESIDENTIAL
UNITS
SITE PLAN
EXHIBIT