BILL GARRETT, Davidson County
Trans:T20140055482 DEEDMAST
Recvd: 07/31/14 09:45 6 pgs
Fees:32.00 Taxes:0.00
20140731-0068213

This Instrument prepared by:

T. Chad White
Tune, Entrekin & White, PC
315 Deaderick Street, Suite 1700
Nashville, TN 37238

FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR CRAIG AVENUE COMMONS

A TOWNHOUSE PLANNED UNIT DEVELOPMENT

(Horizontal Property Regime with Private Elements)

This First Amendment To Declaration of Protective Covenants Conditions and Restrictions for Craig Avenue Commons (this "First Amendment") is made and entered into as of the date set forth herein, by and between Rigid Development, Inc. ("Declarant"), a Tennessee For-Profit Corporation, and any and all persons, firms, corporations or other entities, presently owning or hereafter acquiring any of the Development Property defined and further described herein.

RECITALS

WHEREAS, the Declarant previously established and recorded Declaration of Protective Covenants Conditions and Restrictions For Craig Avenue Commons, a Horizontal Property Regime with Private Elements (the "Original Declaration") of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20140717-0063439 on July 17, 2014; and

WHEREAS, the Development Property subject to this First Amendment is the Development Property described in the Original Declaration; and

WHEREAS, pursuant to the Original Declaration, Declarant now desires to amend the Original Declaration;

WHEREAS, the words defined in the Original Declaration shall have the same meaning in this First Amendment.

AMENDMENT

NOW, THEREFORE, for and in consideration of the foregoing premises, Declarant hereby amends the Original Declaration as follows:

1. The **Exhibit B** to the Original Declaration shall be removed in its entirety and replaced by the **Revised Exhibit B** attached hereto and incorporated herein.

2. Except as amended herein, all terms and provisions of the Original Declaration, remain unmodified and in full force and effect. To the extent of any inconsistency between this First Amendment and the Original Declaration, this First Amendment shall control and prevail.

[*Notarized Signature on Following Page*]

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be duly executed this the 30th day of July, 2014.

RIGID DEVELOPMENT, INC.

By: Jamie Duncan
Jamie Duncan

Its: Authorized Agent

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 JAMIE DUNCAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the AUTHORIZED AGENT of RIGID DEVELOPMENT, INC. (the "Corporation"), a Tennessee For-Profit Corporation, the bargainor, and that she as such Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Corporation by herself as such Officer.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of July, 2014.

Vivian F. Junkins
Notary Public

My Commission Expires: 5 / 5 / 2015

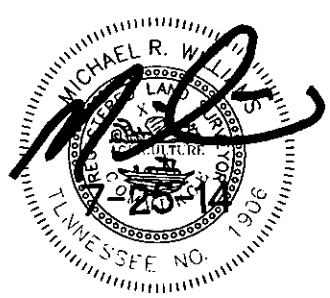
VIVIAN F. JUNKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTES:

1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPOPRIATE UTILITY COMPANY.
3) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
4) THE PROPERTY IS CURRENTLY ZONED "R6" SINGLE FAMILY RESIDENTIAL MINIMUM 6,000 SQ. FT. LOT; SETBACKS PER ZONING CODE TABLE 17.12.020A ARE: STREET= 20' MINOR/LOCAL OR 40' ALL OTHER, SIDE= 5', REAR= 20' ALL ZONING AND SETBACK INFORMATION SHOULD BE VERIFIED WITH METRO CODES DEPT. 862-6500. THERE COULD BE OTHER CONTROLING REGULATIONS.
5) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTIES NAMED AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
6) ALL BUILDING AND GARAGE DIMENSIONS SHOWN HEREON ARE TAKEN FROM CAD DRAWINGS PROVIDED BY RIDGID DEVELOPMENT.
7) THIS IS NOT A BOUNDARY SURVEY. THIS SURVEY DONE PURSUANT TO TCA 62-18-126.

LEGEND

IRON PIN OLD 1/2" OR 5/8" REBAR	● IP(O)	EDGE OF PAVEMENT	
5/8" IRON PIN NEW & CAP	●	EASEMENT LINE	
GAS VALVE	●	MINIMUM BUILDING SETBACK LINE	
WATER VALVE	⊠	PROPERTY/R.O.W. LINE	
FIRE HYDRANT	▽	EDGE OF CONC.	
WATER METER	⊡	UNDERGROUND WATER	
MANHOLE	○	SEWER LINE	
UTILITY POLE	⊖	PROPOSED UNIT 2709 LIMITED COMMON ELEMENT	
LIGHT POLE	☐	PROSED UNIT 2711 LIMITED COMMON ELEMENT	
GAS METER	⊠		



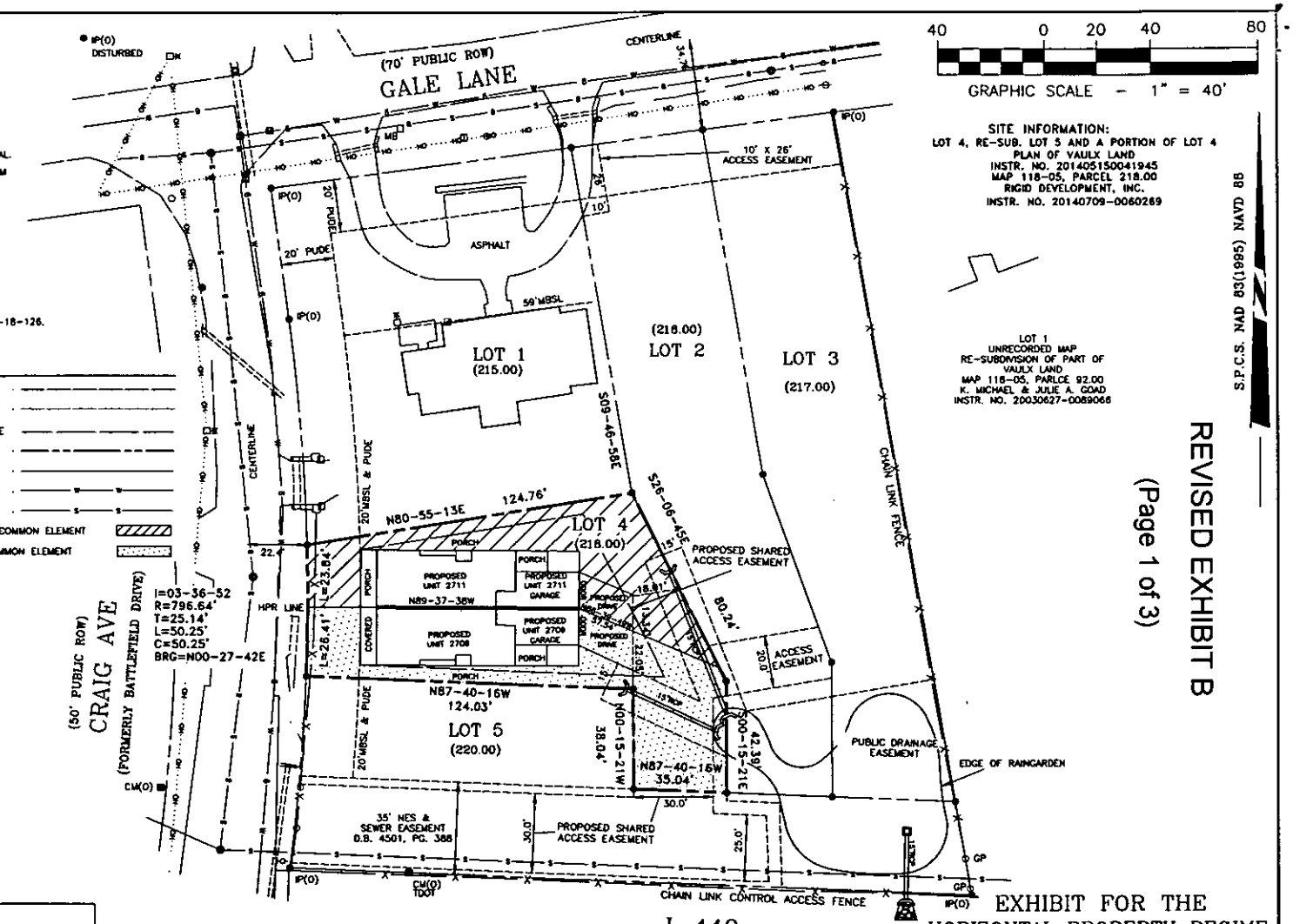
MICHAEL R. WILLIAMS R.L.S., TN. # 1906

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
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SURVEY DIVISION mwilliams@hfrdesign.com



40 0 20 40 80

GRAPHIC SCALE - 1" = 40'

SITE INFORMATION:
LOT 4, RE-SUB. LOT 5 AND A PORTION OF LOT 4 PLAN OF VAULX LAND
INSTR. NO. 20140515004194S
MAP 118-05, PARCEL 218.00
RIGID DEVELOPMENT, INC.
INSTR. NO. 20140709-0060269

LOT 1
UNRECORDED MAP
RE-SUBDIVISION OF PART OF VAULX LAND
MAP 118-05, PARLCE 92.00
K. MICHAEL & JULIE A. GOAD
INSTR. NO. 20030627-0089066

S.P.C.S. NAD 83(1995) NAVD 88

REVISED EXHIBIT B

(Page 1 of 3)

(See Note 6)

PREPARED FOR:
RIGID DEVELOPMENT, INC.
ATT. BRIAN LAYTON
9005 OVERLOOK BLVD.
BRENTWOOD, TN 37027
615-566-0510

SITE ADDRESS:
2709 & 2711
CRAIG AVE.
NASHVILLE, TN 37204

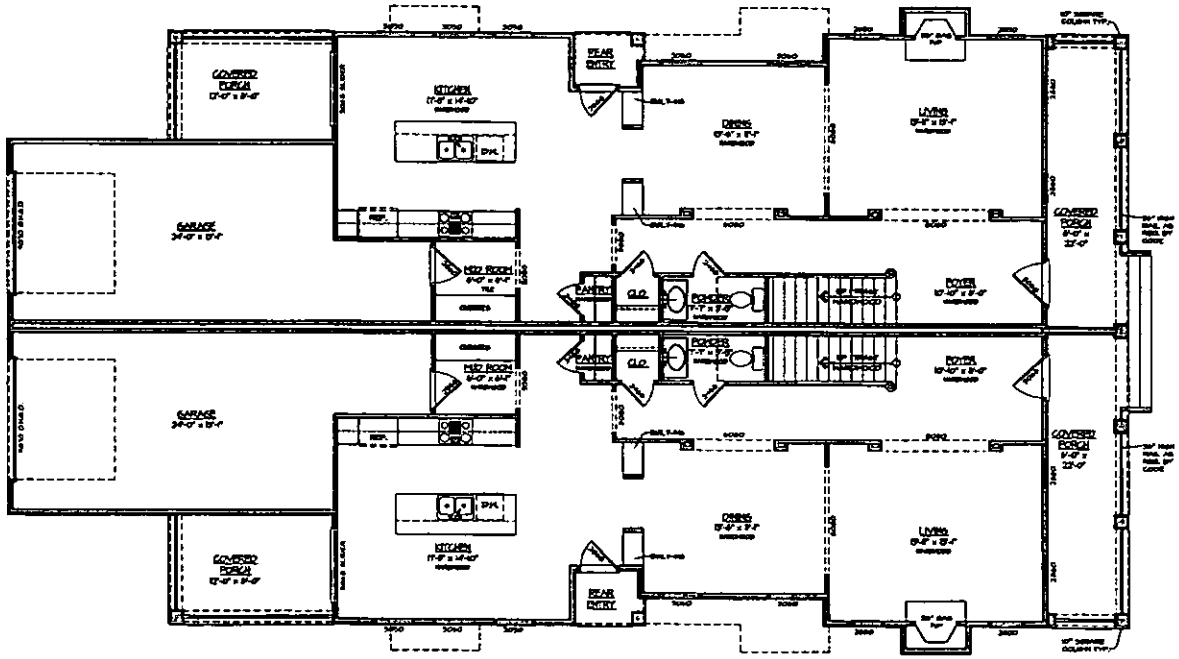
AREA UNIT 2711: 5148 SQ. FT. OR (0.118± ACRES)
AREA UNIT 2709: 5294 SQ. FT. OR (0.122± ACRES)
TOTAL AREA: 11,950 SQ. FT. OR (0.274± ACRES)

EXHIBIT FOR THE HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

LOT 4 GALE AND CRAIG UNITS 2709 & 2711

6TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE
DATE: 5-21-14:REVISED:7-8-14:
REV 7-16-14:REVISED:7-25-14
HFR PROJECT NO. 2013216-52

G:\2013216\Survey\PLOT PLANS\lot 4\2013216-52-lot 4 hpr exhibit.dwg, 7/25/2014 10:19:31 AM, DReagan, ANSI full bleed B (17.00 x 11.00 Inches), 1:40



SQUARE FOOTAGE CALCULATION- PER UNIT (TO OUTSIDE FACE OF STUD)		
FIRST FLOOR HEATED:	1073	SQFT.
SECOND FLOOR HEATED:	1510	SQFT.
TOTAL HEATED AREA:	2583	SQFT.
GARAGE:	378	SQFT.
COVERED PORCHES:	316	SQFT.
TOTAL UNDER ROOF:	2997	SQFT.

MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

9'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE

NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL PLUMBING WALLS ARE 2x4 STUDS @ 16" O.C. MIN. UNLESS NOTED OTHERWISE.
3. ALL ANGLES ARE 45° UNLESS NOTED OTHERWISE.
4. PROVIDE ALL DOOR & CASED OPENING HEADER HEIGHTS AT 80"-0". VERIFY EXACT HEIGHT
5. 2x4 AT 16" O.C. IN ONE FRONT EXT WALLS 2x6 AT 16" O.C. IN TWO FRONT EXT WALLS. THREE SHORT EXT WALLS MAY BE 2x6 AT 16" O.C. IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE ALL SPECIFIC REQUIREMENTS (SPACING, WALLING PATTERNS, ETC.) FOR THIS CONSTRUCTION WITH THE LOCAL CODES OFFICIALS PRIOR TO BEGINNING FRAMING ACTIVITIES.
6. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.

RIGID DEVELOPMENT
2709 AND 2711 CRAIG AVENUE, LOT 4
NASHVILLE, TENNESSEE

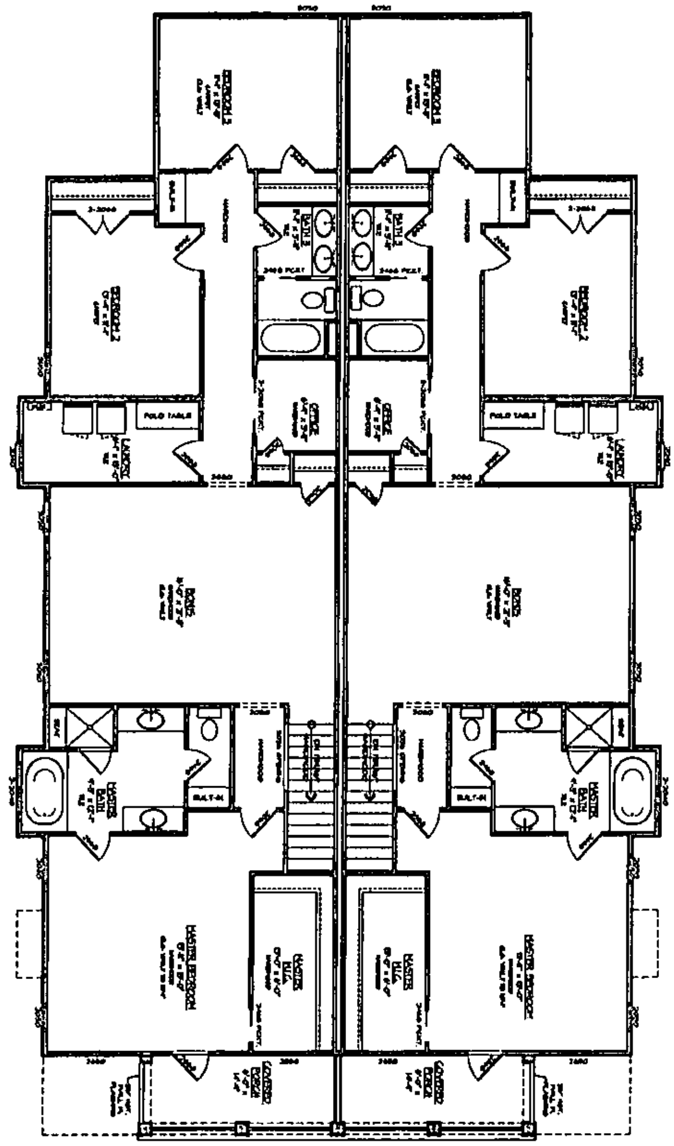
Drawn By: MichelleDate: 05.30.2014

Drawing Title: MAIN LEVEL FLOOR PLAN

Sheet No: A101

UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



A102

UPPER LEVEL FLOOR PLAN

08.22.2014

RIGID DEVELOPMENT

2709 AND 2711 CRAIG AVENUE, LOT 4

NASHVILLE, TENNESSEE