Karen Johnson Davidson County
Batch# 308504 DEEDMAST
10/30/2019 11:30:21 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191030-0111394

This document prepared by:
Alvin L. Harris
201 Fourth Avenue North, Suite 1230
Nashville, Tennessee 37219

SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TOWNHOMES OF CLOVER GLEN (Annexing Phase 1B)

This Supplemental Declaration to Declaration of Covenants, Conditions, Restrictions for the Townhomes of Clover Glen is made and entered into as of this 23 of OCTOBER, 2019.

WITNESSETH:

WHEREAS, Meritage Homes of Tennessee, Inc. an Arizona corporation ("Developer"), has previously subjected certain property to the Declaration of Covenants, Conditions, Restrictions for the Townhomes of Clover Glen recorded as Instrument Number 20180813-0079686 in the Register's Office for Davidson County, Tennessee (the "Declaration"); and

WHEREAS, pursuant to Paragraph 3(b) of the Declaration, Developer has the right to subject additional property to the terms and conditions of the Declaration by recording a supplemental declaration with the Register's Office of Davidson County, Tennessee; and

WHEREAS, Developer desires to subject to the provisions of the Declaration additional property known as The Townhomes of Clover Glen Phase 1B, which property is more particularly described in Exhibit A and depicted on Exhibit A-1 attached hereto and incorporated herein by this reference.

NOW, THEREFORE, for and in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer, being empowered so to do hereby amends the Declaration as follows:

1. Amendment. The Declaration is amended to subject to the provisions of the Declaration additional property known as The Townhomes of Clover Glen Phase 1B, which is more particularly described in Exhibit A and depicted on Exhibit A-1 attached hereto. Said property, being a portion of the same property conveyed to Developer by deed recorded as Instrument Number 20180216-0015337 with the Register's Office for Davidson County, Tennessee, is hereby deemed submitted to the provisions of the Declaration, effective upon the date of the recordation of this instrument with the Register's Office of Davidson County, Tennessee.

2. Ratification. In all other respects, the Declaration is ratified and confirmed.

IN WITNESS WHEREOF, Meritage Homes of Tennessee, Inc. has caused this Supplemental Declaration to be executed as of the day and date first above written.

DEVELOPER:
MERITAGE HOMES OF TENNESSEE, INC.,
an Arizona corporation

By: _____
Dave Bulloch, Division President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John Hennebery, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged himself to be President of Meritage Homes of Tennessee, Inc., an Arizona corporation, the within named bargainor, and that he as such President of Meritage Homes of Tennessee, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as President.

Witness my hand and ~~seal,~~ this 23 day of October, 2019.

_____
Notary Public
My commission expires: 7-3-23

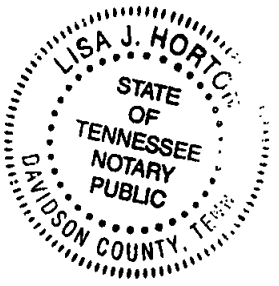


EXHIBIT A

THE TOWNHOMES OF CLOVER GLEN PHASE 1B

Being all property described and depicted on the Final Plat of Clover Glen Phase 1B recorded as Instrument Number 20191015-0105301 with the Register's Office for Davidson County, Tennessee, and depicted on A-1 attached hereto.

Being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc. by deed recorded as Instrument Number 20180216-0015337, Register's Office for Davidson County, Tennessee.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH BUILDING PADS, INGRESS/EGRESS AND OPEN SPACE.
2. SIDEWALKS TO BE PROVIDED ON ALL STREETS IN ACCORDANCE WITH THE RECORDED PLAT.
3. ALL PROPOSED RIGHT-OF-WAY CORNERS TO BE CONCRETE MONUMENTS. OTHER PROPERTY CORNERS TO BE IRON RODS (NEW) AS SHOWN ON FINAL PLAT.
4. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGMENT AGENCY FLOOD INSURANCE RATE MAP 47037C0457H, REVISED APRIL 5, 2017, ZONE "X".
5. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE INC. OF RECORD IN INSTRUMENT #20180216-0015337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PLAT REFERENCE

BEING LOT 139 AS SHOWN ON THE FINAL PLAT ENTITLED "CLOVER GLEN, PHASE 1B" PLAT NOT OF RECORD THIS DATE. REGISTER'S OFFICE FOR DAVIDSSON COUNTY, TENNESSEE.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN CONTAINS THE INFORMATION REQUIRED BY T.C.A. 66-27309 PLATS AND PLANS.

DATE OF PLAT OR PLAN OCTOBER 4, 2019.

TN LICENSE NO. 1571

NAME

PRINTED NAME JOHN T. DARNALL

JOHN T. DARNALL REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1571 10/15/19

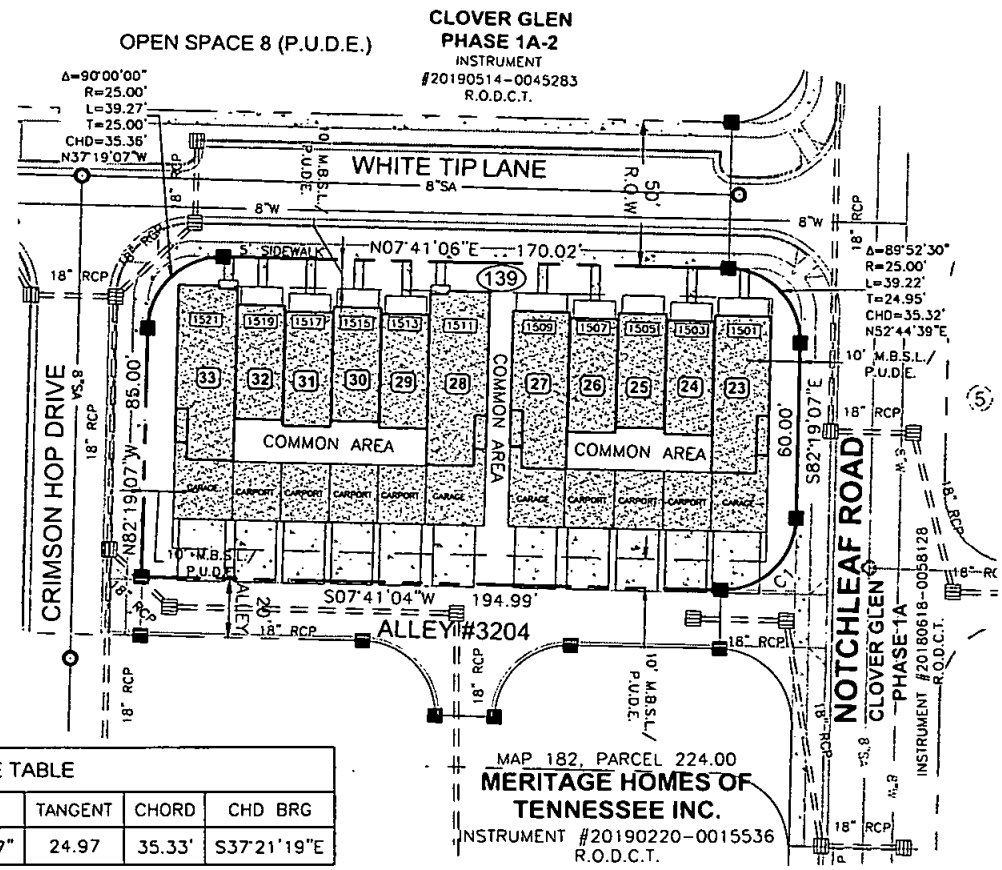
LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- —SA— SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- —W— WATER LINE
- RCP REINFORCED CONCRETE PIPE
- CATCH BASIN/CURB INLET
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- (21) LOT NUMBER
- (XX) UNIT NUMBER
- XXXX ADDRESSES
- PRIVATE ELEMENTS
- CONCRETE
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

0 50

OWNER/DEVELOPER
MERITAGE HOMES, LLC
5217 MARYLAND WAY
BRENTWOOD, TN 37027
(601) 408-3647
Billy.waits@meritagehomes.com

811 Know what's below. Call before you dig.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	25.00'	39.24'	89°55'37"	24.97	35.33'	S37°21'19"E

RAGAN·SMITH
LAND PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
NASHVILLE 211 PRINCE AVENUE 615.244.8591
CHATTANOOGA 1801 DIVIDEND STREET 423.756.2757

HORIZONTAL PROPERTY REGIME CLOVER GLEN PHASE 1B - LOT 139 FOR MERITAGE HOMES, LLC

EXHIBIT A-1

DATE:	OCTOBER 15, 2019
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1" = 50'
JOB NO.	WK. ORDER 0348
15123	

G:\15123-0348\1-Survey\HPR\Phase 1B\HPR PH 1B.dwg

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH BUILDING PADS, INGRESS/EGRESS AND OPEN SPACE.
2. SIDEWALKS TO BE PROVIDED ON ALL STREETS IN ACCORDANCE WITH THE RECORDED PLAT.
3. ALL PROPOSED RIGHT-OF-WAY CORNERS TO BE CONCRETE MONUMENTS. OTHER PROPERTY CORNERS TO BE IRON RODS (NEW) AS SHOWN ON FINAL PLAT.
4. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGMENT AGENCY FLOOD INSURANCE RATE MAP 47037C0457H, REVISED APRIL 5, 2017, ZONE "X".
5. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN CONTAINS THE INFORMATION REQUIRED BY T.C.A. 66-27309 PLATS AND PLANS.

DATE OF PLAT OR PLAN OCTOBER 4, 2019.

TN LICENSE NO. 2571

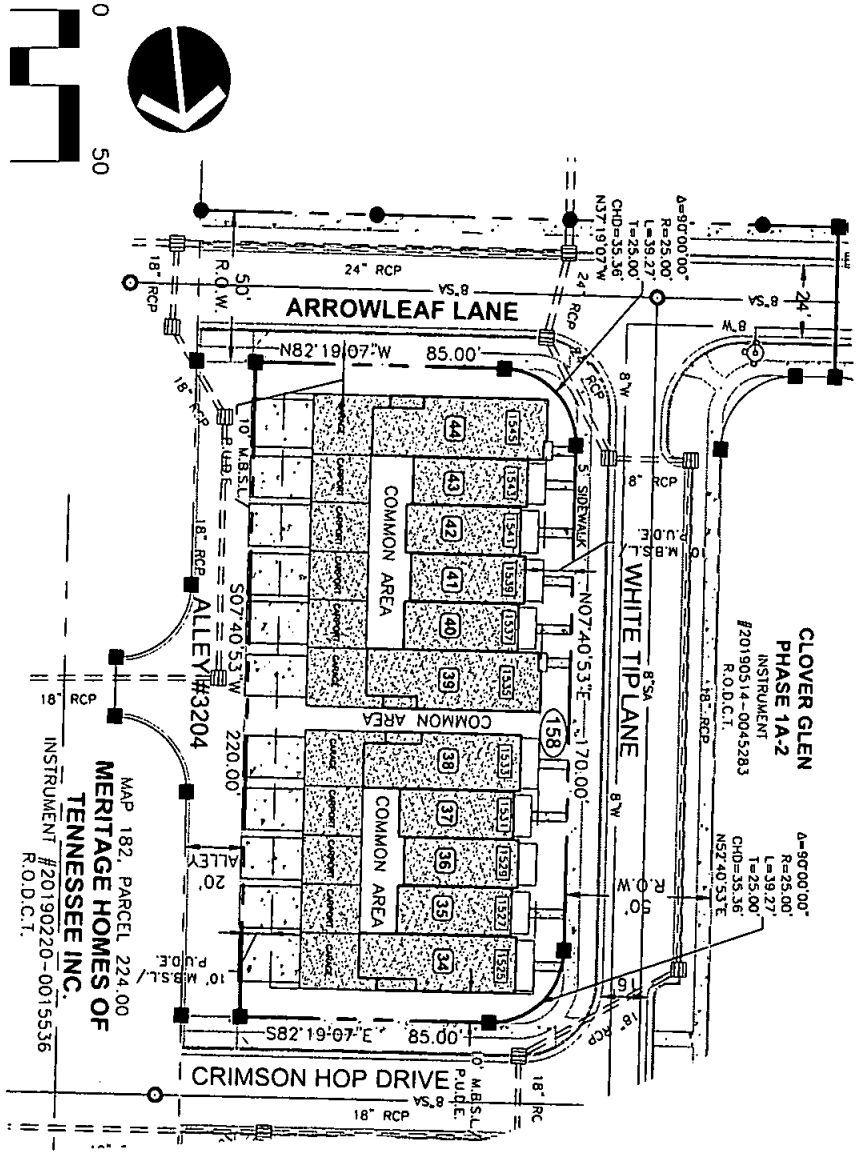
NAME

PRINTED NAME JOHN T. DARNALL

STATE OF TENNESSEE
JOHN T. DARNALL
REGISTERED
LANDSCAPE ARCHITECT
10/15/19
NO. 1571

LEGEND

- IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER LINE
- REINFORCED CONCRETE PIPE
- CATCH BASIN/CURB INLET
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- (21) LOT NUMBER
- (XX) UNIT NUMBER
- XXXX ADDRESSES
- PRIVATE ELEMENTS
- CONCRETE
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN



Know what's below. Call before you dig. 811

OWNER/DEVELOPER

MERITAGE HOMES, LLC
5217 MARYLAND WAY
BRENTWOOD, TN 37027
(601) 408-3647
Billy.walis@meritagehomes.com

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE INC. OF RECORD IN INSTRUMENT #20180216-0015337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PLAT REFERENCE

BEING LOT 158 AS SHOWN ON THE FINAL PLAT ENTITLED "CLOVER GLEN, PHASE 1B" PLAT NOT OF RECORD THIS DATE, REGISTER'S OFFICE FOR DAVIDSSON COUNTY, TENNESSEE.

RAGAN·SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
211 COMMERCE STREET
P.O. BOX 198076
NASHVILLE, TN 37219
(615) 244-8591

CHATTANOOGA
1110 COMMERCE STREET
SUITE 203
CHATTANOOGA, TN 37402
(423) 490-9430

HORIZONTAL PROPERTY REGIME
CLOVER GLEN PHASE 1B - LOT 158
FOR
MERITAGE HOMES, LLC

EXHIBIT A-1

DATE:	OCTOBER 15, 2019
APPROVED:	JTD
DRAWN:	KCK
SCALE:	1" = 50'
JOB NO.	WK. ORDER
-15123	0348

G:\15123-034801\Survey\HPR\Phase 1B\HPR PH 1B.dwg