Karen Johnson Davidson County
Batch# 704722 DEEDMAST
08/25/2021 03:36:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210825-0115036

This instrument prepared by:
Andrew T. Wood, Esq.
ATTORNEYS TITLE COMPANY, INC
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0354
Box #14

FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

THIS FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROWHOUSES AT ROBINSON ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (the "Fifth Amendment"), made and entered into by Craighead Partners, LLC, a Tennessee limited liability company (the "Developer").

WITNESSETH:

WHEREAS, the Developer caused to be prepared and recorded that Declaration of Covenants, Conditions and Restrictions for Homes at Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements as Instrument No. 20190423-0037385 in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, and Instrument No. 20210224-0022939 (collectively the "Declaration"), in order to submit the therein-described Parcel to the provisions of the Tennessee Horizontal Property Act, Tenn. Code Ann. §66-27-101 et seq., for the express purpose of establishing thereon a horizontal property regime with private elements to be known as Rowhouses at Robinson Road; and

WHEREAS, pursuant to Article 21 of the Declaration, Developer has the right to amend the Declaration from time to time; and

WHEREAS, Developer desires to amend the Declaration to modify Homeowners Association assessments when a Unit is not occupied by the Unit Owner; and

WHEREAS, the Developer intends to begin construction of Phase 3 of Rowhouses at Robinson Road which Developer desires to annex into the Rowhouses at Robinson Road horizontal property regime; and

WHEREAS, the Developer desires to amend the Declaration to reflect the modification of assessments and the addition of Phase 3 to Rowhouses at Robinson Road.

NOW, THEREFORE, The Developer, exercising the power granted to it under Section 21 of the Declaration, makes, publishes and records this Fifth Amendment to amend the Declaration as follows:

1. Section 19(z) is amended to include the following subsection (iii):

   (iii) Units which are not occupied as such Unit Owner's primary residence shall be assessed an additional sum of Fifty and No/100 ($50.00) Dollars per month. The Board of Directors may assess additional amounts if, in the sole judgement of the Board of Directors, such increase is justified based upon the extra management duties performed with respect to such non-owner-occupied Units.

2. The Exhibit "A" attached to this Fifth Amendment is hereby added to the Exhibit "A" attached to the Declaration.

   The Exhibits "C-1" "C-2" and "C-2A" attached to this Fifth Amendment are hereby added to the Exhibit "C" attached to the Declaration.

   From and after the date of recording of this Fifth Amendment, Phase 3 shall be part of Rowhouses at Robinson Road, a horizontal property regime with private elements and subject to the Declaration.

Except as specifically set out in this Fifth Amendment, the Declaration and all subsequent amendments remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Fifth Amendment to Declaration this the 25 day of August, 2021.

DEVELOPER:

Craighead Partners, LLC,
a Tennessee limited liability company

By: _____
Carl A Neuhoff, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl A Neuhoff, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Craighead Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of August, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 11/8/21

EXHIBIT "A"
Legal Description

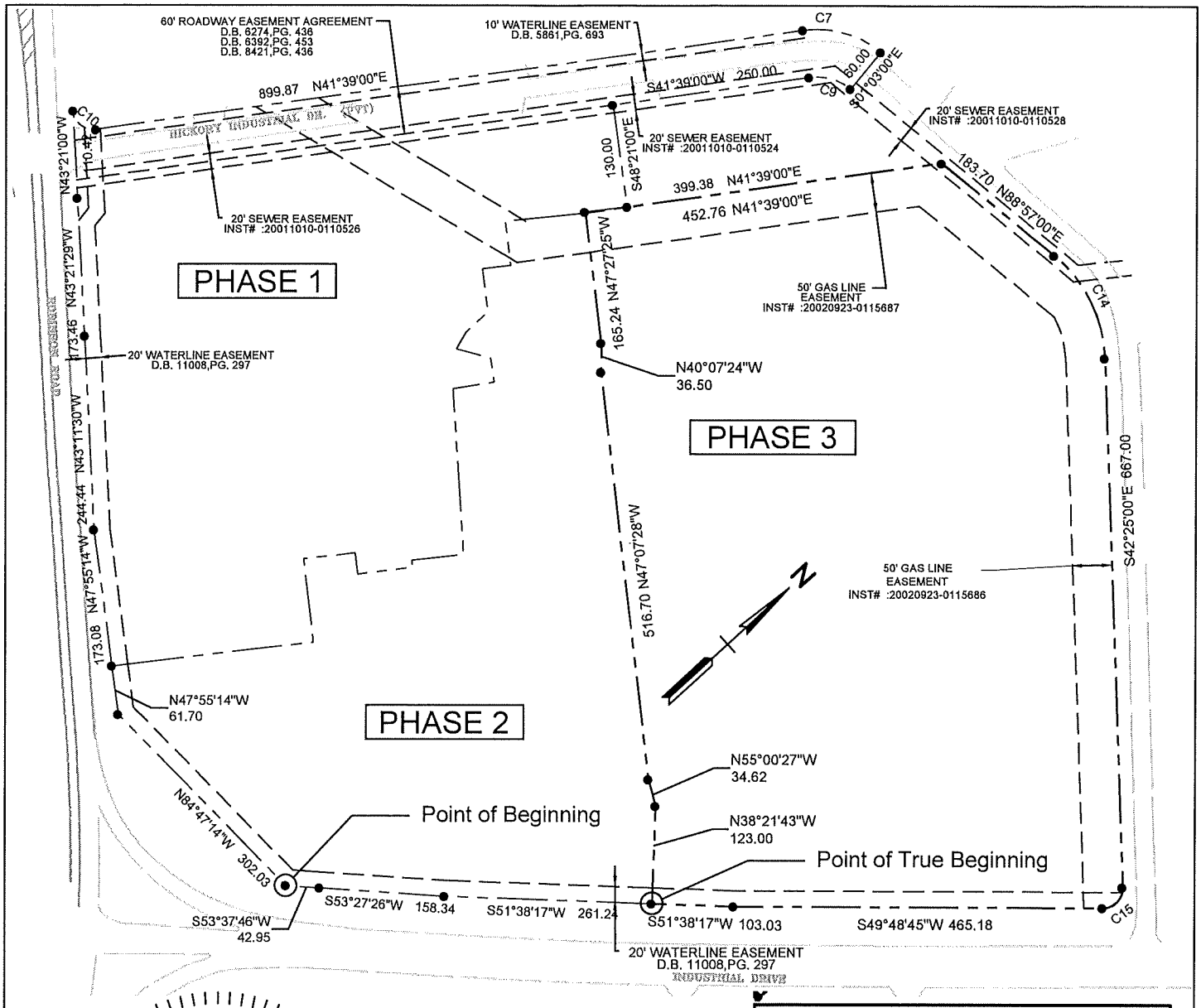
Legal Description for Rowhouses of Robinson Road (Phase 3)

Being a tract of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod located at the intersection of the northwesterly right-of-way line of Industrial Drive, and the northeasterly right-of-way line of Robinson Road, and being the Point of Beginning, and then continuing with the following calls;
Thence, with the northwesterly right-of-way line of Industrial Drive, North 53 deg 37 min 46 sec East, 42.95 feet to a point;
Thence, with the northwesterly right-of-way line of Industrial Drive, North 53 deg 27 min 26 sec East, 158.34 feet to a point; Thence, with the northwesterly right-of-way line of Industrial Drive, North 51 deg 38 min 17 sec East, 261.24 feet to a point in the northwesterly right-of-way line of Robinson Road, the same point being the southeasterly corner of O.I.C Rowhouses of Robinson Road (Phase 3) property as of record in Instrument No. MA-20190423-0037385 at the Register's for Davidson County, Tennessee, the same point being the Point of True Beginning;
Thence, away from the northeasterly right-of-way line of Robinson Road and along the eastern boundary of O.I.C Rowhouses of Robinson Road (Phase 2) property, North 38 deg 21 min 43 sec West, 123.00 feet to a point;
Thence, North 55 deg 00 min 27 sec West, 34.62 feet to a point;
Thence, North 47 deg 07 min 28 sec West, 516.70 feet to a point;
Thence, North 40 deg 07 min 24 sec West, 36.50 feet to a point;
Thence, North 47 deg 27 min 25 sec West, 165.24 feet to a point;
Thence, North 41 deg 39 min 00 sec East, 452.76 feet to a point;
Thence, North 88 deg 57 min 00 sec East, 183.70 feet to a point;
Thence, with a curve to the right, along an arc length of 148.70 feet, the radius of which is 174.30 feet, the chord of which is South 66 deg 51 min 26 sec East, 144.23 feet to a point;
Thence, South 42 deg 25 min 00 sec East, 667.00 feet to a point;
Thence, with a curve to the right, along an arc length of 40.23 feet, the radius of which is 25.00 feet, the chord of which is South 03 deg 41 min 00 sec West, 36.03 feet to a point;
Thence, South 49 deg 48 min 45 sec West, 465.18 feet to a point;
Thence, South 51 deg 38 min 17 sec West, 103.03 feet to the Point of True Beginning. Containing 547,000 square feet or 12.56 acres more or less.

The foregoing legal description being derived from the ALTA/ACSM Land Title Survey of Tax Map 44, Parcels 41 & 42, Robinson Road at Industrial Drive by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. # 2048, dated December 21, 2018 as Job 18234-MHC.

Being part of the same property conveyed to Craighead Partners, LLC by deed from Rayon City Investors, a Tennessee joint venture, recorded as Instrument No. 20181231-0126557, Register's Office for Davidson County, Tennessee.



Curve Table					
Curve #	Length	Radius	Delta	Chord Len	Chord Brg
C7	104.98	127.17	047.30	102.03	N65°18'00"E
C9	55.45	67.17	047.30	53.89	S65°18'00"W
C10	41.45	25.00	095.00	36.86	N89°09'00"E
C14	148.70	174.30	048.88	144.23	S66°51'26"E
C15	40.23	25.00	092.20	36.03	S03°41'00"W

ANTHONY P. SNYDER
REGISTERED ENGINEER
AGRICULTURE
07/07/2021
No. 22039
STATE of TENNESSEE

I certify this Plat of The Rowhouses at Robinson Road Phase 3 contains all information required by the T.C.A. Section 66-27-309.

Anthony P. Snyder, P.E. #22,039 — Date: *07/07/2021*

0 200 400 600

SCALE: FEET

Original Parcels: 044-00004100 921 Robinson Road
044-00004200 915 Robinson Road

EXHIBIT C-1

The Rowhouses at Robinson Road (Phase 3)

PROPERTY OWNER: Rayon City Investors
760 Melrose Ave.
Nashville, TN 37211

Snyder Engineering, pllc
CIVIL ENGINEERING SERVICES
228 Spence Lane Phone 615-383-1699
Nashville, TN 37210 tonysnyder@comcast.net

202108250115036

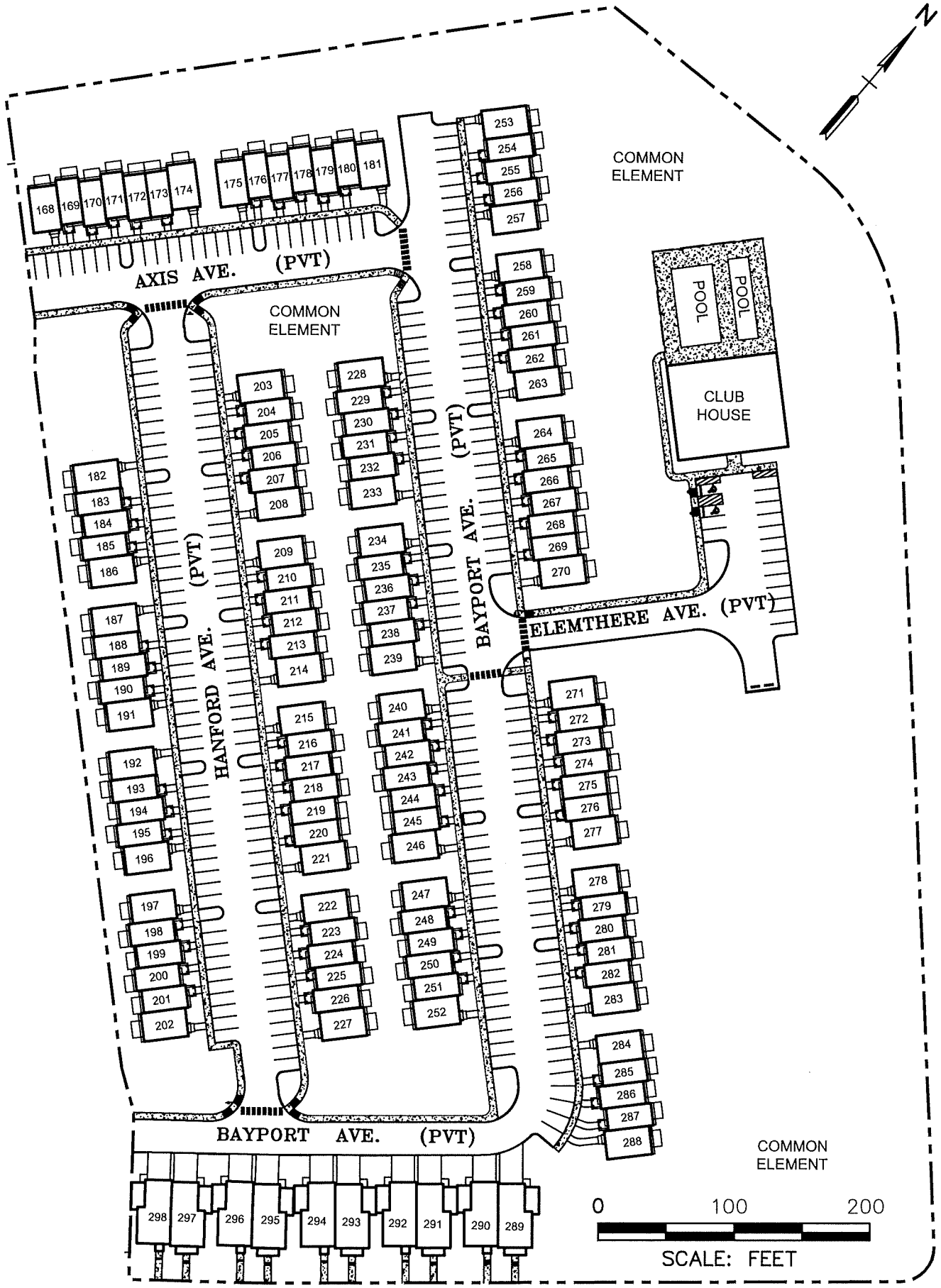


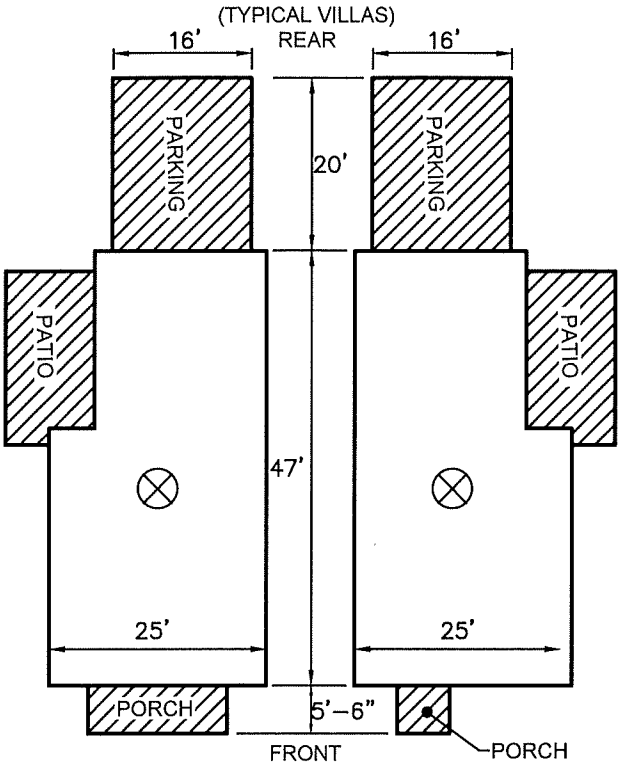
EXHIBIT C-2

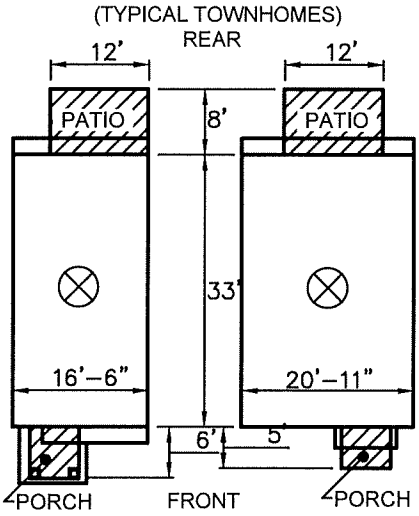
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Nashville, TN 37211

Snyder Engineering, pllc
CIVIL ENGINEERING SERVICES
228 Spence Lane
Nashville, TN 37210
Phone 615-383-1699
tonysnyder@comcast.net

202108250115036





⊗ = Private Element

▨ = Limited Common Element

NOTE: ALL AREAS NOT DEPICTED AS PRIVATE ELEMENT OR LIMITED COMMON ELEMENT ARE TO BE COMMON ELEMENT.

EXHIBIT C-2A

The Rowhouses at Robinson Road (Phase 3)

PROPERTY OWNER: Rayon City Investors
760 Melrose Ave.
Nashville, TN 37211

Snyder Engineering, pllc
CIVIL ENGINEERING SERVICES
228 Spence Lane
Phone 615-383-1699
Nashville, TN 37210
tonysnyder@comcast.net

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 25, 2021.

Andrew T. Wood
Date: August 25, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of August, 2021.

Notary Public
My commission expires: July 3, 2023

