This document prepared by:
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Karen Johnson Davidson County
Batch# 882697 DEEDMAST
07/01/2022 08:51:49 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220701-0076393

SUPPLEMENTARY DECLARATION TO SECOND AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS FOR RIVERBROOK

(ANNEXING PHASE 2)

This Supplementary Declaration to Second Amended and Restated Declaration of Restrictive Covenants for Riverbrook (the "Supplementary Declaration") is made and entered into by Meritage Homes of Tennessee, Inc., an Arizona corporation ("Developer").

WITNESSETH:

WHEREAS, Developer has previously submitted certain property to the Second Amended and Restated Declaration of Restrictive Covenants for Riverbrook recorded as Instrument Number 20211207-0162045 in the Register's Office for Davidson County, Tennessee (as subsequently amended) (the "Declaration"); and

WHEREAS, pursuant to Sections 2.2 and 2.3 of the Declaration, Developer has the right to file of record one or more supplementary declarations to subject Additional Property to the provisions of the Declaration; and

WHEREAS, Developer desires to annex additional land known as Riverbrook Phase 2 which is more particularly described in Exhibit A attached hereto and depicted on Exhibit A-1 attached hereto.

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 annex additional property known as Riverbrook Phase 2 as more particularly described on Exhibit A hereto and depicted on Exhibit A-1 attached hereto. The foregoing property is deemed submitted to the restrictive covenants contained in the Declaration, effective upon the date of the recordation of this Supplementary Declaration.

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

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

DEVELOPER

MERITAGE HOMES OF TENNESSEE, INC.

By: _____
Kris Keown, Nashville Vice President – Land Development

STATE OF TENNESSEE)
) **ss:**
COUNTY OF Williamson)

Personally before me, the undersigned, a Notary Public, appeared Kris Keown, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Nashville Vice President – Land Development of the Nashville Division of Meritage Homes of Tennessee, Inc., an Arizona corporation, and is authorized to execute this instrument on behalf of Meritage Homes of Tennessee, Inc. as its Nashville Vice President – Land Development.

WITNESS my hand, at office this 29 day of June, **2022**.

_____
Notary Public
My Commission Expires: _____

My Commission Expires
June 24, 2025

CHELSEE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

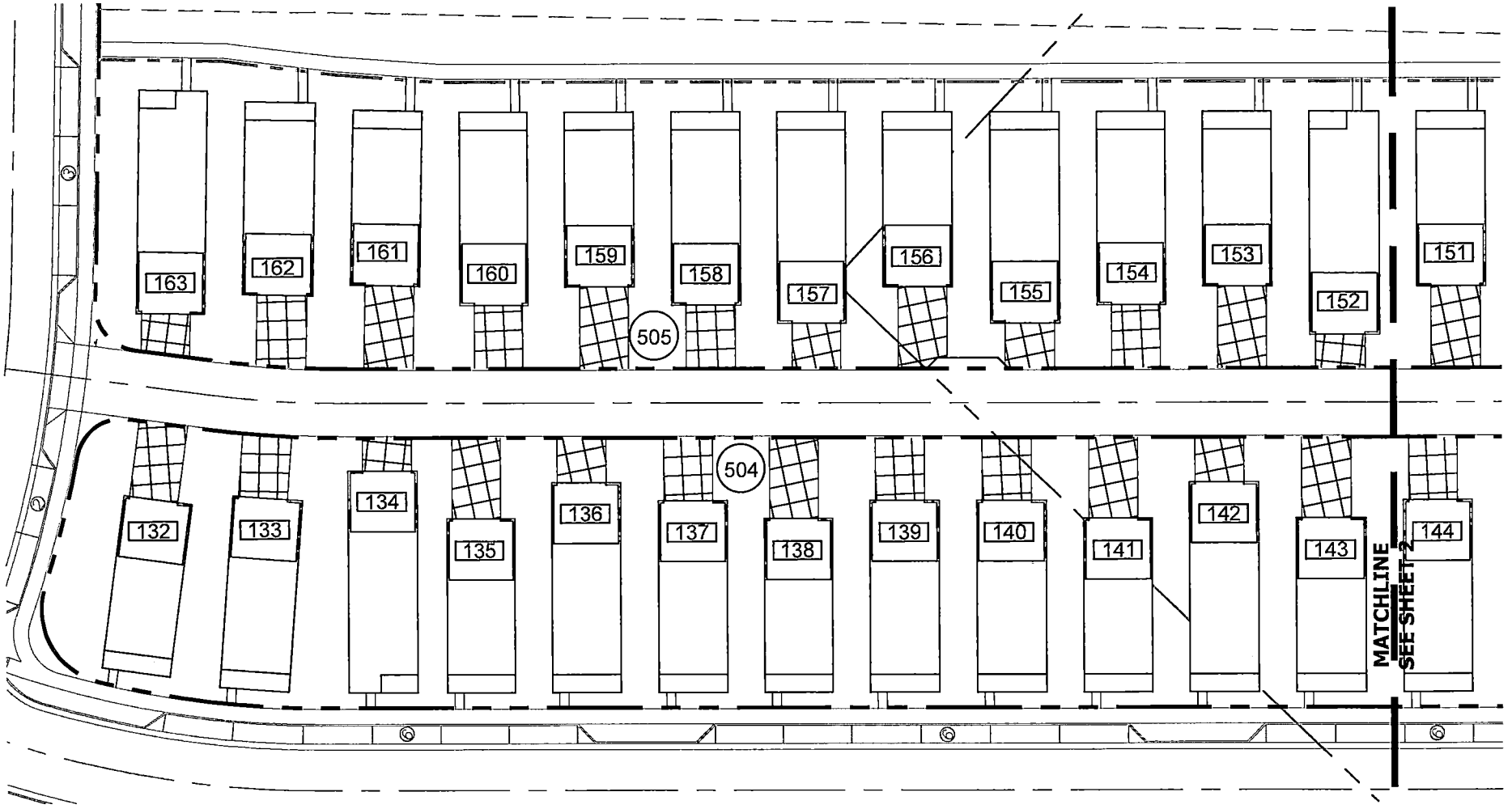
EXHIBIT A

Being all property depicted on the Plat of Riverbrook Phase 2 recorded as Instrument Number 20220617-0069868 in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Meritage Homes of Tennessee, Inc. by deed recorded as Instrument Number 20210106-0002300 in the Register's Office for Davidson County, Tennessee.

EXHIBIT A-1

(HPR EXHIBIT)



NOTES:

1. THIS PROPERTY IS ZONED RS5.
2. ACCORDING TO FEMA'S CURRENT FLOOD MAPS (47037C0287H, DATED APRIL 5, 2017), AS WELL AS METRO'S GIS INFORMATION, NO PORTION OF THIS PROPERTY SHOWN IS WITHIN A FLOOD HAZARD AREA.
3. THIS DRAWING IS FOR REFERENCE ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES.
4. UNITS 132-163 ARE LOCATED ON LOT 504 & 505 AS ESTABLISHED BY RECORDED RIVERBROOK PHASE 2 FINAL PLAT. INSTRUMENT # 20220617-0069868 DAVIDSON COUNTY REGISTER OF DEEDS

COMMON ELEMENT

PRIVATE ELEMENT

LIMITED COMMON ELEMENT

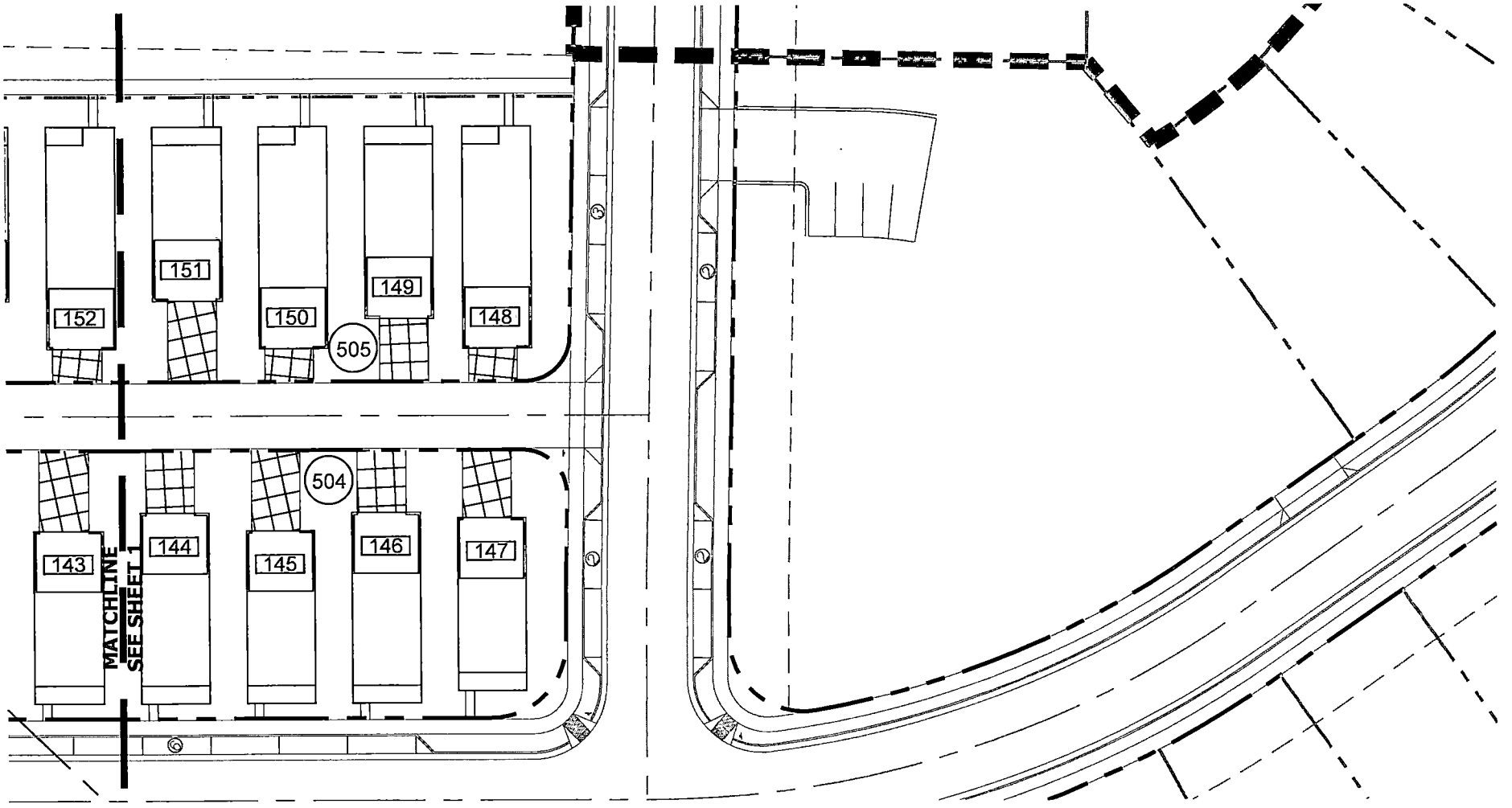
CSDG
Planning | Engineering
Landscape Architecture

RIVERBROOK - PHASE 2

HPR EXHIBIT- SHEET 1 OF 2

PN:19-518-01 | D:06.20.2022

0 50 100
SCALE: 1"=50'



NOTES:

1. THIS PROPERTY IS ZONED RS5.
2. ACCORDING TO FEMA'S CURRENT FLOOD MAPS (47037C0287H, DATED APRIL 5, 2017), AS WELL AS METRO'S GIS INFORMATION, NO PORTION OF THIS PROPERTY SHOWN IS WITHIN A FLOOD HAZARD AREA.
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COMMON ELEMENT

PRIVATE ELEMENT

LIMITED COMMON ELEMENT

CSDG
Planning | Engineering
Landscape Architecture

RIVERBROOK - PHASE 2

HPR EXHIBIT- SHEET 2 OF 2

PN:19-518-01 | D:06.20.2022

0 50 100
SCALE: 1"=50'