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Nashville, Tennessee 37215

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20230315-0018671

SUPPLEMENTARY DECLARATION TO AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS FOR SKYRIDGE

(ANNEXING PHASE 3)

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

W I T N E S S E T H:

WHEREAS, Developer has previously submitted certain property to the Second Amended and Restated Declaration of Restrictive Covenants for Skyridge recorded as Instrument Number 20220419-0045110 in the Register's Office for Davidson County, Tennessee (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 Skyridge Phase 3 which is more particularly described in Exhibit A 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 Skyridge Phase 3 as more particularly described on Exhibit A and depicted on Exhibit A-1 hereto 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 13 day of March, **2023**.

Chelsee Campbell
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 Skyridge Phase 3 recorded as Instrument Number 20230303-0015355 in the Register's Office for Davidson County, Tennessee and depicted on Exhibit A-1 hereto.

Being a portion of the property conveyed to Meritage Homes of Tennessee, Inc. by deed recorded as Instrument Number 20210205-0016827 in the Register's Office for Davidson County, Tennessee.

EXHIBIT A-1

(HPR EXHIBIT)

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, INGRESS / EGRESS AND OPEN SPACE.
2. THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL NUMBER 47004-0094.
3. COMMON AREA / OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. BEING A PORTION OF THE PROPERTY OWNED BY MERITAGE HOMES OF TENNESEE, LLC, BEING MAP 50 PARCEL 29.00.

PRIVATE ELEMENTS

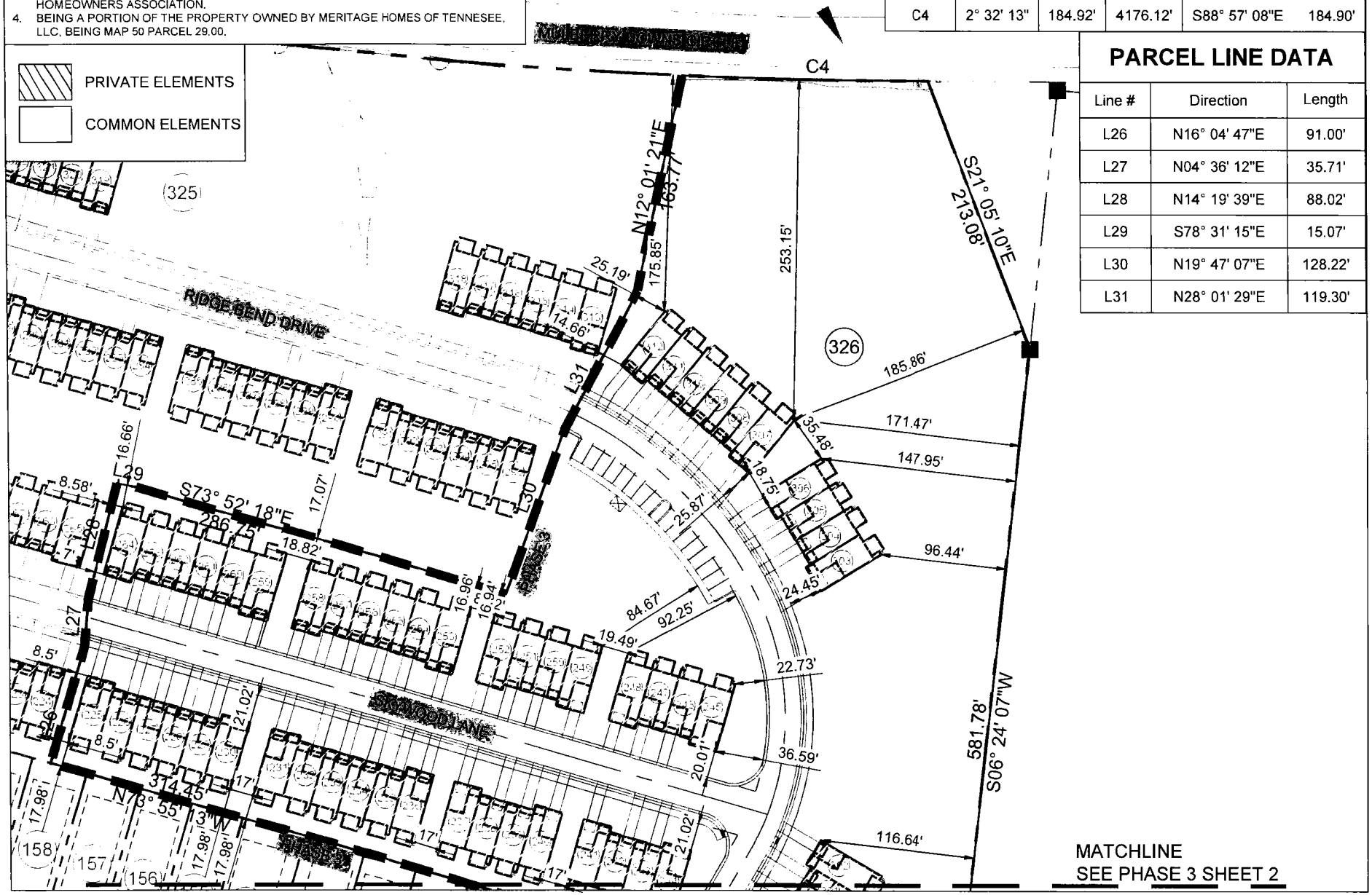
COMMON ELEMENTS

PARCEL CURVE DATA

Curve #	Delta	Length	Radius	Chord	
C4	2° 32' 13"	184.92'	4176.12'	S88° 57' 08"E	184.90'

PARCEL LINE DATA

Line #	Direction	Length
L26	N16° 04' 47"E	91.00'
L27	N04° 36' 12"E	35.71'
L28	N14° 19' 39"E	88.02'
L29	S78° 31' 15"E	15.07'
L30	N19° 47' 07"E	128.22'
L31	N28° 01' 29"E	119.30'



CIVIL SITE CLARKSVILLE
Planning | Engineering
Landscape Architecture

SKYRIDGE
HPR EXHIBIT - PHASE 3 SHEET 1

PN:20-506-01 | D:07.13.2021

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SCALE: 1"=100'

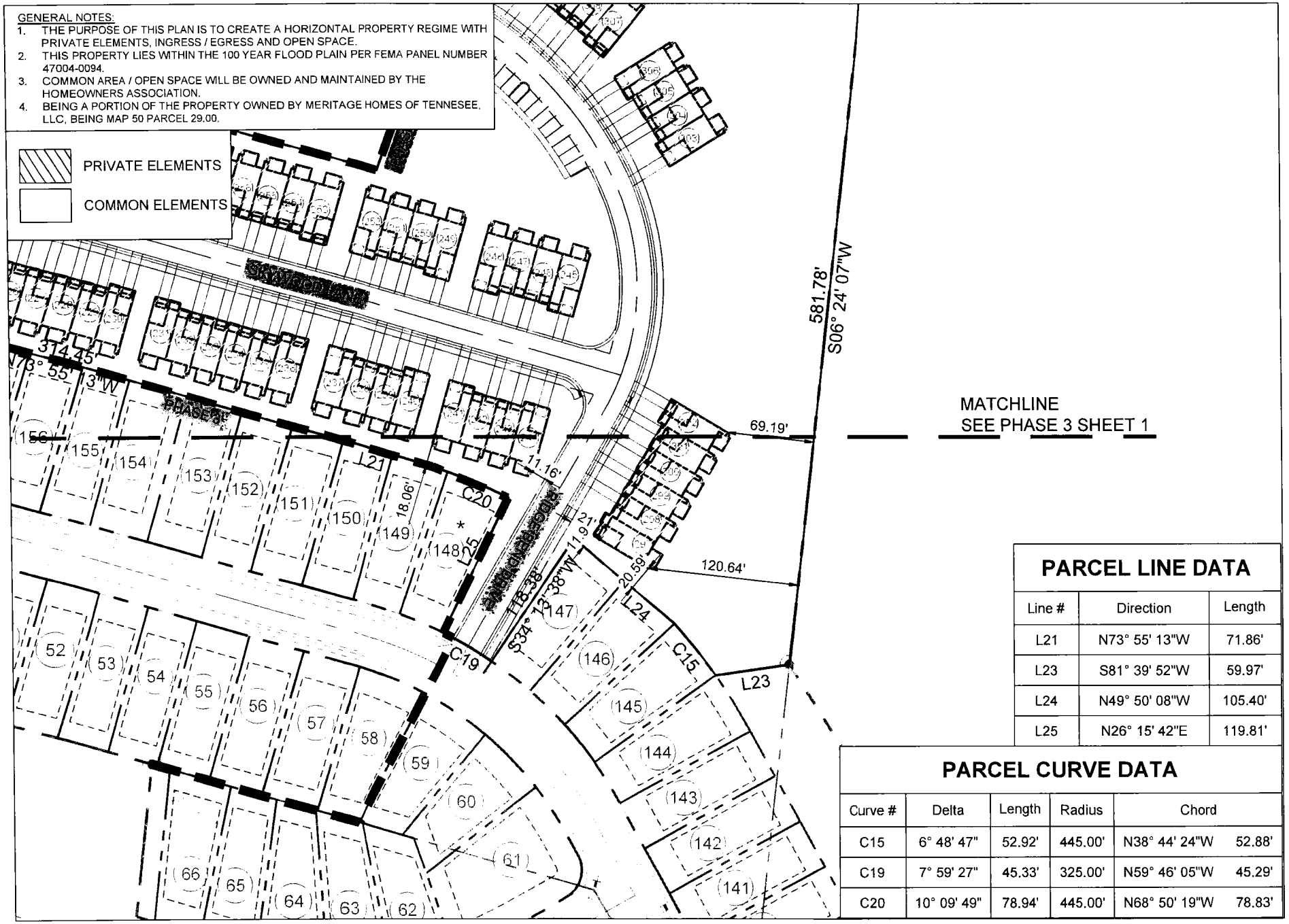
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4. BEING A PORTION OF THE PROPERTY OWNED BY MERITAGE HOMES OF TENNESEE, LLC, BEING MAP 50 PARCEL 29.00.

PRIVATE ELEMENTS

COMMON ELEMENTS



PARCEL LINE DATA

Line #	Direction	Length
L21	N73° 55' 13"W	71.86'
L23	S81° 39' 52"W	59.97'
L24	N49° 50' 08"W	105.40'
L25	N26° 15' 42"E	119.81'

PARCEL CURVE DATA

Curve #	Delta	Length	Radius	Chord	
C15	6° 48' 47"	52.92'	445.00'	N38° 44' 24"W	52.88'
C19	7° 59' 27"	45.33'	325.00'	N59° 46' 05"W	45.29'
C20	10° 09' 49"	78.94'	445.00'	N68° 50' 19"W	78.83'

CIVIL SITE CLARKSVILLE
Planning | Engineering
Landscape Architecture

SKYRIDGE
HPR EXHIBIT - PHASE 3 SHEET 2
PN:20-506-01 | D:07.13.2021

N

0 100 200
SCALE: 1"=100'

202303150018671

Certificate of Authenticity

I, Kathryn Harris, do hereby make oath that I am a licensed attorney and/or 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 3-15-23.

Date

Katy Harris

Affiant Signature

3-15-23

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15 day of MARCH, 2023.

Tyler Henry

Notary's Signature

My Commission Expires: My Commission Expires May 9, 2023

Date

Notary's Seal (if on paper)

