

This instrument prepared by:  
Cope, Hudson, Scarlett, Reed  
& McCreary, PLLC  
16 Public Square North  
Murfreesboro, TN 37130  
615-893-5522

Record Book  
596 Pg 1937

## SUPPLEMENTARY DECLARATION OF COVENANTS ANNEXING THE RESERVE, SECTION II

Pursuant to Article XII, Section 1, of the Declaration of Covenants, Conditions and Restrictions for The Reserve, Section I of record in Record Book 502, page 736, in the Register's Office of Rutherford County, Tennessee, the undersigned Declarant, The Reserve, LLC, desires to annex the property known and designated as The Reserve, Section II, as shown on plat of record in Plat Book 29, page 299, of said Register's Office, to the plan of The Reserve, its original restrictions and all amendments thereto;

NOW, THEREFORE, in consideration of the foregoing and the mutual benefits accruing to the property, The Reserve, LLC hereby declares and subjects The Reserve, Section II to the following Declaration of Covenants, Restrictions and Conditions:

1. This Supplementary Declaration is being made pursuant to the terms of the Restrictive Covenants of record in Record Book 502, page 736, in the Register's Office of Rutherford County, Tennessee, for the purpose of annexing the property known and designated as The Reserve, Section II, as shown on plat of record in Plat Book 29, page 299, in said Register's Office, and making it a part of The Reserve.

2. The Reserve, Section II as referenced hereinabove shall be subject to the restrictions, regulations, conditions, covenants and plan of The Reserve, and the jurisdiction of the Architectural Review Committee and The Reserve Homeowners' Association, Inc. shall be extended to the property, all as provided in Restrictive Covenants applying to The Reserve of record in Record Book 502, page 736, and any amendments thereto; except that the minimum square footage requirements and other requirements in The Reserve, Section II shall be the same as those applicable to the Estate Homes referenced in the Declaration of Covenants for Section I, namely:

Total floor area, as defined in the Declaration of Covenants for Section I, shall not be less than two thousand eight hundred (2,800) square feet for 1-story houses and three thousand (3,000) square feet for 1½- and 2-story houses, with one thousand six hundred (1,600) square feet minimum on the first floor.

Furthermore, all requirements applicable to the Estate Homes referenced in the Restrictive Covenants applying to the Reserve, Section I of record in Record Book 502, page 736, and any amendments thereto, shall be applicable to all lots of The Reserve, Section II, including but not limited to the following: All houses must be constructed with a 100% brick, stucco, hardy plank or stone veneer exterior. There shall be a minimum roof pitch for 2-story houses of 6/12, and for 1-story houses of 8/12. All homes

must have at least an attached 3 car garage. Garages may open either on the rear or sides of the house. The placement of the garage opening must receive the prior approval of the Architectural Review Committee. All garage doors must be carriage style.

3. All lot owners of the property herein annexed shall become members of The Reserve Homeowners' Association, Inc. and shall have all the rights and privileges of the same and shall be subject to all Assessments, fees and duties of the Homeowners' Association.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 25<sup>th</sup> day of January, 2006.

THE RESERVE, LLC,

BY: [Signature]  
TITLE: Chief Manager

STATE OF TENNESSEE  
COUNTY OF RUTHERFORD

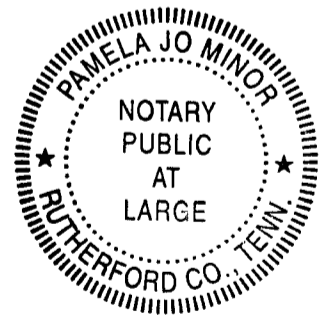
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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared BOB PARKS, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the CHIEF MANAGER of The Reserve, LLC, and he as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The Reserve, LLC by himself as such CHIEF MANAGER.

WITNESS MY HAND and official seal at my office on this the 25<sup>TH</sup> day of JANUARY, ~~2005-~~  
2006.

[Signature: Pamela J. Minor]  
Notary Public

My commission expires: 11-19-2007



Jennifer M Gerhart, Register  
Rutherford County Tennessee  
Rec #: 463910 Instrument 1402305  
Rec'd: 10.00 NBk: 83 Pg 805  
State: 0.00  
Clerk: 0.00 Recorded  
EDP: 2.00 2/28/2006 at 3:10 PM  
Total: 12.00 in Record Book  
596 Pages 1937-1938