  
This instrument prepared by:  
Arthur K. Lowen  
Attorney at Law  
201 4th Ave. No., Suite 1830  
Nashville, TN 37219

SECOND SUPPLEMENTARY DECLARATION TO THE  
SUPPLEMENTAL DECLARATION OF PROTECTIVE  
COVENANTS AND OWNERS SUBASSOCIATION FOR THE  
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT MCKAY'S MILL  
(formerly "REUNION")

This Supplementary Declaration made this 24 day of November, 2003,  
by Jones Land Company, LLC, a Tennessee limited liability company (hereinafter referred to as  
"Declarant").

W I T N E S S E T H

WHEREAS, Jones Land Company, LLC was designated as Declarant under the  
Supplemental Declaration of Protective Covenants and Owners SubAssociation for the Single-  
Family Residential Development at Reunion as of record in Book 1649, Page 389, Register's Office  
for Williamson County, Tennessee (The "Declaration"); and

WHEREAS, pursuant to Article XV, Section 3 of the Declaration, and based upon its  
existing right of lateral annexation as described in Article XI, Section 1 of the Declaration, Declarant  
has the unilateral right to amend the Declaration at this time.

NOW THEREFORE, for and in consideration of the premises and pursuant to the terms  
of the Declaration, Declarant hereby declares this Supplementary Declaration as follows:

Article VIII, Section 10 of the Declaration is amended by adding the following  
language:

Upon any lot, a portable basketball goal with a base weighing Two hundred (200)  
pounds or more, will be permitted. Any such portable basketball goal must be located on or adjacent  
to the resident's driveway, far enough from the street to provide for its safe use and to avoid  
interference with normal traffic flow. Any such portable basketball goal must be maintained by the  
Lot Owner in a safe and sightly condition, and must be placed in the garage of the residence, or  
behind the residence, when not in use.

Except as specifically modified and amended by this Amendment, the Declaration shall  
remain in full force and effect.

This Amendment shall become effective on the date it is recorded in the Register's  
Office for Williamson County, Tennessee.

IN WITNESS WHEREOF, this Supplementary Declaration has been executed by Declarant as of the day and year first above written.

Jones Land Company, LLC  
A Tennessee limited liability company

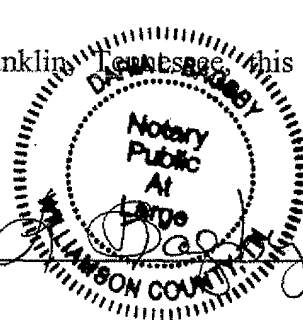
By: [Signature]  
Richard Chapman, President

STATE OF TENNESSEE )  
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Jones Land Company, LLC, a Tennessee limited liability company, and that he as said President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President this 24<sup>th</sup> day of November, 2003.

Witness my hand and official seal at Franklin, Tennessee, this the 24<sup>th</sup> day of November, 2003.

[Signature]  
Notary Public



My Commission Expires:

2-8-06

BK/PG: 3117/423-424

04000914

RESTRICTIONS	
01/08/2004	08:01 AM
BATCH	10589
MTG TAX	0.00
TRN TAX	0.00
REC FEE	10.00
DP FEE	2.00
REG FEE	0.00
TOTAL	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE  
REGISTER OF DEEDS

## Exhibit "A"

LAND lying totally in the 14th Civil District of Williamson County, Tennessee, being the same tract conveyed to Clovercroft Properties, a Tennessee Partnership composed of J. Gary Owen, Joe Brent and A. J. Bethurum from James T. Oglesby, Trustee for the use and benefit of Clovercroft Properties as recorded in Deed Book 1146, page 929, in the Register's Office of Williamson County, Tennessee, said tract being bounded on the north by Liberty Pike, on the south by Clovercroft Road and the Allen Property, on the east by the Musgrove, Woods, Webster, Owen, Higgins, and Lang properties, and on the west by the Schwartz, Conway, Walker, Kuhlo, Goldman, and Ingraham properties, said tract also having a 20.524 acre tract in its interior being known as the Spears property, said tract excluding the Spears property, being more particularly described as follows:

Beginning at an iron pin set this survey in the southern margin of Liberty Pike being 25 feet from the center of said road, said pin being the northeast corner of the Schwartz property as described in Book 494, page 545, R.O.W.C. and the northwest corner of the herein described tract; thence leaving Schwartz and with the southern margin of Liberty Pike the 8 following calls: with a curve to the right having a radius of 375.00 feet, a length of 110.56 feet, a delta of 16° 53' 30", a chord bearing of North 72° 57' 07" East, and a chord length of 110.16 feet to an iron pin set this survey; North 81° 23' 53" East, 316.66 feet to an iron pin set this survey; with a curve to the right having a radius of 975.00 feet, a length of 163.03 feet, a delta of 09° 34' 50", a chord bearing of North 86° 11' 18" East, and a chord length of 162.84 feet to an iron pin set this survey; with a curve to the left having a radius of 597.48 feet, a length of 113.23 feet, a delta of 10° 51' 31", a chord bearing of North 85° 32' 57" East, and a chord length of 113.06 feet to an iron pin set this survey; with a curve to the right having a radius of 9082.02 feet, a length of 366.43 feet, a delta of 02° 18' 42", a chord bearing of North 81° 16' 33" East, and a chord length of 366.41 feet to an iron pin set this survey; North 82° 25' 54" East, 922.50 feet to an iron pin set this survey; with a curve to the left having a radius of 825.00 feet, a length of 312.58 feet, a delta of 21° 42' 31", a chord bearing of North 71° 34' 39" East, and a chord length of 310.71 feet to an iron pin set this survey; and North 60° 43' 24" East, 145.31 feet to an iron pin set this survey, said pin being the northwest corner of the Musgrove property as described in Book 1401, page 800, R.O.W.C. and a northeast corner of the herein described tract; thence leaving Liberty Pike and with a fence being the west line of Musgrove South 04° 49' 31" West, 1004.74 feet to a fence corner post, said post being the southwest corner of Musgrove; thence with a fence being the south line of Musgrove the 3 following calls: South 84° 46' 02" East, 258.92 feet to a break in the fence; South 86° 51' 30" East, 571.39 feet to a break in the fence; and South 88° 39' 03" East, 183.55 feet to a break in the fence; thence continuing with the fence partially with Musgrove and partially with the Woods property as described in Book 945, page 836, R.O.W.C. South 83° 25' 01" East, 328.19 feet to a break in the fence; thence continuing with the fence partially with Woods and partially with the Webster property as described in Book 922, page 911, R.O.W.C. South 86° 03' 25" East, 521.00 feet to a break in the fence; thence continuing with the fence being the south line of Webster South 84° 05' 33" East, 188.76 feet to an iron pin found this survey at an intersection of fences, said pin being the southeast corner of Webster, the southwest corner of the Owen property as described in Book 470, page 819, R.O.W.C., the northwest corner of the Higgins property as described in Book 95, page 305, R.O.W.C., and a northeast corner of the herein described tract; thence leaving Webster and Owen and with a fence being the west line of Higgins and 3 following calls: South 14° 13' 42" West, 166.40 feet to an iron pin found this survey in the fence; South 09° 27' 35" East, 696.97 feet to a break in the fence; and South 08° 16' 14" East, 424.75 feet to an iron pin set this survey in the fence, said pin being the northeast corner of the Lang property as described in Book 474, page 110, R.O.W.C.; thence leaving the fence and with a new staked line South 57° 27' 01" West, 192.58 feet to an iron pin set this survey at the end of a fence; thence with the fence being the west

line of Lang South 28° 42' 01" West, 352.00 feet to a fence corner post; thence continuing with the fence being the south line of Lang South 63° 38' 07" East, 416.49 feet to an iron pin set this survey near a fence corner post; thence with a new staked line being the west line of Lang the 2 following calls: South 00° 07' 47" East, 382.08 feet to an iron pin set this survey; and South 04° 44' 17" West, 509.35 feet to an iron pin set this survey in the north margin of Clovercroft Road being 25 feet from the center of said road, said pin being the southwest corner of Lang and the southeast corner of the herein described tract; thence leaving Lang and with the north margin of Clovercroft Road the 3 following calls: South 74° 23' 31" West, 361.09 feet to an iron pin set this survey; with a curve to the left having a radius of 1525.00 feet, a length of 288.16 feet, a delta of 10° 49' 35", a chord bearing of South 68° 58' 43" West, and a chord length of 287.73 feet to an iron pin set this survey; and South 63° 33' 55" West, 156.26 feet to an iron pin set this survey near a fence corner post, said pin being the southeast corner of the Allen property as described in Book 738, page 531, R.O.W.C.; thence leaving Clovercroft Road and with a fence being the east line of Allen North 18° 02' 20" West, 665.56 feet to a fence corner post, said post being the northeast corner of Allen; thence continuing with a fence being the north line of Allen South 64° 06' 37" West, 563.66 feet to a fence corner post, said post being the northwest corner of Allen; thence continuing with a fence being the west line of Allen the 2 following calls: South 05° 02' 57" West, 187.82 feet to a break in the fence; South 01° 11' 23" West, 541.90 feet to an iron pin set this survey in the north margin of Clovercroft road being 25 feet from the center of said road, said pin being the southwest corner of Allen; thence leaving Allen and with the north margin of Clovercroft road the 8 following calls: South 73° 29' 16" West, 32.91 feet to an iron pin set this survey; with a curve to the right having a radius of 1975.00 feet, a length of 214.43 feet, a delta of 06° 13' 14", a chord bearing of South 76° 35' 53" West, and a chord length of 214.32 feet to an iron point set this survey; South 79° 42' 30" West, 335.12 feet to an iron pin set this survey; with a curve to the left having a radius of 655.00 feet, a length of 152.28 feet, a delta of 13° 19' 13", a chord bearing of South 73° 02' 53" West, and a chord length of 151.94 feet to an iron pin set this survey; with a curve to the left having a radius of 455.07 feet, a length of 252.92 feet, a delta of 31° 50' 37", a chord bearing of South 50° 27' 58" West, and a chord length of 249.68 feet to an iron pin set this survey; South 34° 32' 40" West, 72.16 feet to an iron pin set this survey; with a curve to the right having a radius of 1475.00 feet, a length of 195.87 feet, a delta of 07° 36' 31", a chord bearing of South 38° 20' 55" West, and a chord length of 195.73 feet to an iron pin set this survey; and South 42° 09' 10" West, 64.11 feet to an iron pin set this survey, said pin being the southeast corner of the Ingraham property as described in Book 817, page 455, R.O.W.C. and the southwest corner of the herein described tract; thence leaving Clovercroft Road and with a new staked line being the east line of Ingraham North 43° 43' 04" West, 684.21 feet to an iron pin set this survey; thence continuing with the new staked line and across the upper end of a lake North 18° 26' 46" West, 262.92 feet to an iron pin set this survey in a fence line, said pin being the northeast corner of Ingraham; thence with the fence being the north line of Ingraham the 2 following calls: North 87° 48' 05" West, 240.42 feet to an iron pin found this survey at a break in the fence; and South 67° 32' 01" West, 855.64 feet to an iron pin set this survey at the intersection of fences, said pin being the northwest corner of Ingraham and the southeast corner of the Goldman property as described in Book 833, page 933, R.O.W.C.; thence leaving Ingraham and with a fence being partially the east line of Goldman and partially the east line of the Kuhlo property as described in Book 1181, page 522, R.O.W.C. North 05° 09' 21" East, 1138.74 feet to a break in the fence; thence continuing with the fence being the east line of Kuhlo the 2 following calls: North 05° 56' 40" East, 313.58 feet to an iron pipe found this survey at a break in the fence; and North 04° 39' 49" East, 460.13 feet to an iron pin found this survey at a fence corner post; thence continuing with the fence being the north line of Kuhlo North 85° 47' 36" West, 640.60 feet to an iron pipe found this survey at the intersection of fences, said pipe being in the east line of the Walker property as described in Book 533, page 157, R.O.W.C.; thence leaving Kuhlo and with a fence being the east line of Walker North 04° 04' 09"

East, 509.41 feet to a break in the fence; thence continuing with the fence being partially the east line of Walker and partially the east line of the Conway property as described in Book 313, page 98, and Book 263, page 56, R.O.W.C. North 04° 29' 15" East, 992.52 feet to a break in the fence; thence continuing with the fence being partially the east line of Conway and partially the east line of said Schwartz North 04° 32' 27" East, 785.56 feet to the point of beginning containing 347.214 acres as surveyed by F. W. and Associates, Inc. in May of 1995, and updated in May, 1997.

INCLUDED WITHIN THE ABOVE-DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following described property, to wit:

LAND lying totally in the 14th Civil District of Williamson County, Tennessee, being the same tract conveyed to Spears as described in Book 555, page 411, Register's Office of Williamson County, Tennessee; said tract being bounded on all sides by the above described property and being described as follows:

Beginning at an iron pin set this survey in the southern margin of Liberty Pike, said pin being the northernmost northeast corner of the above described property and also being the northwest corner of the Musgrove property as described in Book 1401, page 800, R.O.W.C.; thence leaving Liberty Pike and with a fence being the west line of Musgrove South 04° 49' 31" West, 1004.74 feet to a fence corner post, said post being the southwest corner of Musgrove; thence leaving Musgrove and crossing the above described tract with an arbitrary line within the boundary of said tract South 04° 49' 31" West, 375.60 feet to an iron pin set this survey, said pin marking the **TRUE POINT OF BEGINNING** and being the northeast corner of the Spears property as described in Book 555, page 411, R.O.W.C. and an interior corner of the above-described tract; thence with the boundary of Spears the 4 following calls: North 83° 37' 32" West, 938.30 feet to an iron pin set this survey; South 04° 47' 22" West, 994.20 feet to an iron pin set this survey; South 87° 57' 53" East, 927.90 feet to an iron pin set this survey; and North 05° 28' 44" East, 923.73 feet back to the **TRUE POINT OF BEGINNING**.

The property herein described being the same property conveyed to Jones Land Company, LLC, a Tennessee limited liability company by deed from Clovercroft Properties, a Tennessee general partnership composed of J. Gary Owen, Joe Brent and A. J. Bethurum as of record in Book 1534, page 584, Register's Office for Williamson County, Tennessee.

The above descriptions were prepared from Boundary Survey of the Clovercroft Properties Property dated May 14, 1995, updated May 12, 1997, prepared by John M. Frank, Tennessee Registered Land Surveyor No. 1690, F. W. and Associates, Inc., 1114 Harpeth Industrial Court, Franklin, TN 37064. Any references to "this survey" contained in the above description is intended to refer to the survey described in the preceding sentence.

## Exhibit "B"

## PROPERTY DESCRIPTION

A tract of land in the 9th and 14th Civil Districts of Williamson County, Tennessee, partly within the City of Franklin, Tennessee, being more particularly described as follows:

Beginning at a P.K. nail (set) in the centerline of Clovercroft Road (public R.O.W. width varies) that is 2650 feet more or less east of the intersection of the easterly right-of-way line of Clovercroft Road and the easterly right-of-way line of John Williams Road; said iron pin also being common to both the eastern and northern boundaries of a tract of land deeded to Lucy Jane Pope Tyler and Susan Selina Pope Tyler as of record in Deed Book 639, Page 113, R.O.W.C., Tennessee; thence,

1. Leaving said centerline, with the easterly property line of the Tyler tract and a tract of land deeded to Randall H. Doerter, et ux as of record in Deed Book 839, Page 818, R.O.W.C., Tennessee, N 04° 11' 05" E, 599.12 feet to an iron pin (set) in fence line; thence,

2. Continuing with the easterly property line of the Doerter tract and a fence, N 03° 43' 46" E, 372.26 feet to an existing iron pin by a fence corner post at an easterly corner of a tract of land deeded to O. F. Williams, Jr. and John R. Williams, Sr. as of record in Deed Book 755, Page 61, R.O.W.C., Tennessee; thence,

3. With the easterly line of the Williams tract and a fence, N 03° 40' 57" E, 799.31 feet to an iron pin (set) by fence corner post; thence,

4. With a northerly property line of the Williams tract, and a fence S 75° 45' 49" W, 112.58 feet to an iron pin (set) in the fence line; thence,

5. N 88° 37' 22" W, 133.09 feet to an iron pin (set) in fence line; thence,

6. N 85° 26' 11" W 375.28 feet to an iron pin (set) in fence line; thence,

7. N 85° 16' 48" W, 418.80 feet to an iron pin (set) in fence line; thence,

8. N 85° 18' 52" W, 1277.64 feet to an existing iron pin at the fence corner; thence,

9. With an easterly line of the Williams tract and a fence line, N 04° 58' 16" E, 995.99 feet to an existing planted stone; thence,

10. With a northerly line of the Williams tract, in part, and a fence line N 86° 33' 39" W, 213.70 feet to an existing iron pin at the southeasterly property corner of a tract of land deeded to the City of Franklin, Tennessee as of recorded in Deed Book 993, Page 493, R.O.W.C., Tennessee; thence,

11. With the easterly property line of the City of Franklin, Tennessee tract and a fence line, N 03° 06' 05" E, 202.00 feet to an existing iron pin by fence corner post; thence,

12. With the northerly property line of the City of Franklin, Tennessee tract, N 87° 20' 13" W, 148.48 feet to an existing iron pin in the easterly property line of a tract of land deeded to Norman R. Pickering and wife, Caroline W. Pickering, as of record in Deed Book 301, Page 456, R.O.W.C., Tennessee; thence,

13. With the easterly property line of the Pickering tract, N 05° 24' 04" E, 794.10 feet to an existing iron pipe in the southerly property line of a tract of land deeded to Triple LLL Ranch, L.P. as of record in Deed Book 1404, Page 972, R.O.W.C., Tennessee; thence,

14. With the southerly property line of the Triple LLL Ranch, L.P. tract, and a fence, N 10° 25' 35" E, 69.63 feet to an existing iron pipe at fence corner point; thence,

15. S 85° 45' 23" E, 95.96 feet to an iron pin (set) in fence line; thence,

16. S 85° 08' 44" E, 328.16 feet to an iron pin (set) at base of an 18" walnut tree; thence,
17. S 86° 21' 26" E, 1054.25 feet to an existing iron pin at fence corner post; thence,
18. S 04° 24' 28" W, 923.94 feet to an iron pin (set) by fence corner post; thence,
19. S 86° 01' 56" E, 857.56 feet to an existing iron pin at a fence corner post at the southwesterly property corner of a tract of land deeded to James H. Walker and wife, Ruth M. Walker, as recorded in Deed Book 468, Page 16, R.O.W.C., Tennessee; thence,
20. With the southerly property line of the Walker tract, S 86° 08' 00" E, 2089.97 feet to an existing iron pipe at a fence corner post; thence,
21. With the easterly property line of the Walker tract, in part, N 04° 58' 54" E, 465.22 feet to an existing iron pin by a fence corner post at the southwesterly property corner of a tract of land deeded to Clovercroft properties as of record in Deed Book 1146, Page 929, R.O.W.C., Tennessee; thence,
22. With the westerly property line of the Clovercroft Properties Tract, S 85° 51' 31" E, 640.66 feet to an existing iron pin by a fence corner post; thence,
23. S 04° 32' 39" W, 464.98 feet to an existing iron pipe in fence line; thence,
24. S 05° 14' 53" W, 695.26 feet to an existing iron pin by a fence corner post at the northeasterly property corner of a tract of land deeded to Elizabeth S. Goldman as of record in Deed Book 833, Page 933, R.O.W.C., Tennessee; thence,
25. With the northerly property line of the Goldman tract and another tract deeded to Elizabeth S. Goldman as of record in Deed Book 833, Page 930; R.O.W.C., Tennessee, N 85° 55' 57" W, 651.81 feet to a flagged fence corner post at the northeasterly property corner of a tract of land deeded to David K. DeBoer, et al as of record in Deed Book 1475, Page 919, R.O.W.C., Tennessee; thence,
26. With the northerly property line of the DeBoer et al tract, N 85° 47' 38" W, 748.63 feet to an existing iron pin at a fence corner post; thence,
27. With the westerly property line of the DeBoer et al tract, S 01° 23' 17" W, 1454.91 feet to an existing iron pin in the centerline of power line easement; thence,
28. Continuing with the westerly property line of the DeBoer et al tract and the centerline of the power line easement, S 42° 48' 22" E, 500.70 feet to a utility pole; thence,
29. S 00° 16' 15" W, 322.99 feet to an existing iron pin on the northerly right-of-way line of Clovercroft Road; thence,
30. With the northerly right-of-way line of Clovercroft Road, S 82° 13' 45" W, 176.07 feet to an iron pin (set); thence,
31. With an off-set in said right-of-way line, N 07° 55' 15" W, 5.00 feet to an iron pin (set); thence,
32. With a 1370.00-foot radius curve to the right having an arc distance of 343.72 feet to an iron pin (set); said curve has a chord bearing and distance of S 89° 14' 14" W, 342.82 feet; thence,
33. With an offset in said right-of-way line, S 06° 26' 45" W, 5.00 feet to an iron pin (set); thence,
34. N 84° 44' 36" W, 835.13 feet to an iron pipe (set); thence,
35. N 86° 18' 14" W, 92.42 feet to an iron pipe (set); thence,
36. Leaving said right-of-way line, S 04° 04' 05" W, 30.05 feet to a P.K. nail (set) in the centerline of Clovercroft Road; thence,

37. With said centerline, S 84° 27' 40" W, 21.00 feet to the Point of Beginning and containing 195.152 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992.

**PROPERTY TITLE REFERENCE**

The above described tract of land being the same property conveyed to Jones Land Company, LLC by deed from Ernest C. Kuhlo, and wife, Patricia O. Kuhlo of record in Book 1569, Page 994, Register's Office for Williamson County, Tennessee.

Included in the above property description but expressly excluded therefrom is the following tract of land:

Beginning at an existing iron pin at the southeasterly property corner of a tract of land deeded to the City of Franklin, Tennessee and as of record in Deed book 993, Page 493, R.O.W.C., Tennessee. Said iron pin also being in the northerly property line of a tract of land deeded to O. F. Williams, Jr. and John R. Williams, Sr. as of record in Deed Book 755, Page 61, R.O.W.C., Tennessee; thence,

1. Leaving the northerly property line of the Williams tract with the easterly property line of the City of Franklin, Tennessee tract, N-03°-06'05"E, 202.00 feet to an existing iron pin by a fence corner post; thence,

2. With the northerly property line of the City of Franklin, Tennessee tract, N 87° 20' 13" W, 148.48 feet to an existing iron pin at a fence corner post in the easterly property line of a tract of land deeded to Norman R. Pickering and wife, Caroline W. Pickering, as of record in Deed Book 301, Page 456, R.O.W.C., Tennessee; thence,

3. With the easterly property line of the Pickering tract, in part, N 05° 24' 04" E, 323.11 feet to an iron pin (set) in fence line; thence,

4. Leaving the easterly property line of the Pickering, etux tract, with a new line, S 84° 34' 30" E, 396.35 feet to an iron pin (set); thence,

5. S 13° 49' 42" E, 528.18 feet to an iron pin (set); thence,

6. N 87° 55' 45" W, 200.66 feet to an existing planted stone by a fence corner post in the northerly right-of-way line of the Williams tract; thence,

7. With said northerly property line, in part, N 86° 33' 39" W, 213.70 feet to the Point of Beginning and containing 218,245 square feet or 5.010 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

**PROPERTY TITLE REFERENCE:**

The above-described excluded tract of land is a portion of the same property deeded to Ernest C. Kuhlo and wife, Patricia Kuhlo, as of record in Deed Book 996, Page 89, R.O.W.C., Tennessee.

The above descriptions have been prepared by Jackie L. Dillehay, Tennessee Registered Land Surveyor No. 1417, Ragan Smith Associates, 315 Woodland Street, Nashville, TN 37206 from an ALTA/ACSM Land Title Survey of the Ernest C. Kuhlo and wife, Patricia O. Kuhlo Property dated August 21, 1997, Job No. 97-013. Any references to "this survey" contained in the above description is intended to refer to the survey described in the preceding sentence. Any references to "R.O.W.C." contained in the above description is intended to identify the Register's Office for Williamson County, Tennessee.

KUHLO7.LGL

State of Tennessee, County of WILLIAMSON  
 Received for record the 03 day of  
 APRIL 1998 at 3:59 PM. (REC# 261458)  
 Recorded in official records  
 Book 1649 Page 349-388  
 Notebook 59 Page 376  
 State Tax \$ .00 Clerks Fee \$ .30;  
 Recording \$160.00, Total \$ 160.00.  
 Register of Deeds SABIE WADDE  
 Deputy Register SUE WAY



CHECKLIST FOR RESTRICTIVE COVENANTS AND HOMEOWNER'S  
ASSOCIATION DOCUMENTS

(Relative to Master Association Declaration)

Please indicate in the space(s) below the section or sections of your homeowner's association documents/restrictive covenants that address or satisfy the referenced sub-sections of Section 8.4.3 of the Franklin Zoning Ordinance.

Zoning Ordinance Provision 8.4.3	Provision in Covenants
(1) Method of Ownership	2.31
(2) Declaration of Covenants	
a. Govern use of common open space	5.2
b. Run with the land in perpetuity	11.1
c. Lien for collection of assessments	8.3
d. Grant to City of maintenance right	6.8
(3) Creation of Property Owners Assoc. (if applicable)	
a. Association to maintain open space	6.6
b. Restrictions on sale/dissolution	6.8
c. Establishment before property sold	See Proposed Charter
d. Membership mandatory	4.3
e. Liability Insurance and taxes	5.4 and 5.6
f. Pro-rata assessments	8.4
g. Power to adjust assessments	8.7
(4) Private Ownership (if applicable)	
a. Not private lawns, yards	N/A
b. Perpetuity	N/A
c. City and owners have enforcement right	N/A
(5) Common Open Space	
a. Recreational purposes only	6.1, 6.2
b. Improvements allowed	5.13
c. Maintenance by City	6.8
(6) Dedication of Open Space to City (if applicable)	N/A

CHECKLIST FOR RESTRICTIVE COVENANTS AND HOMEOWNER'S ASSOCIATION DOCUMENTS

(Relative to Master Association Declaration)

Please indicate in the space(s) below the section or sections of your homeowner's association documents/restrictive covenants that address or satisfy the referenced sub-sections of Section 8.4.3 of the Franklin Zoning Ordinance.

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e. Liability Insurance and taxes	5.4 and 5.6
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g. Power to adjust assessments	8.7
(4) Private Ownership (if applicable)	
a. Not private lawns, yards	N/A
b. Perpetuity	N/A
c. City and owners have enforcement right	N/A
(5) Common Open Space	
a. Recreational purposes only	6.1, 6.2
b. Improvements allowed	5.13
c. Maintenance by City	6.8
(6) Dedication of Open Space to City (if applicable)	N/A