

This Instrument prepared by  
And upon Recording return to:

Tune, Entrekin & White, P.C. (TCW)  
500 11<sup>th</sup> Ave., N., Suite 600  
Nashville, TN 37203

**THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

**FOR**

**VINEYARD GROVE**

**AND**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**FOR**

**VINEYARD GROVE TOWNHOUSES**

**A TOWNHOUSE PLANNED UNIT DEVELOPMENT  
(Horizontal Property Regime with Private Elements)**

This Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Vineyard Grove and for Vineyard Grove Townhouses (this "Third Amendment") is made and entered into by **Lennar Homes of Tennessee, LLC**, a Tennessee limited liability company ("Declarant"), and all other persons or entities hereafter acquiring any of the Development Property further identified herein.

**Recitals**

WHEREAS, Declarant previously established and recorded Declaration of Covenants, Conditions, and Restrictions for Vineyard Grove and for Vineyard Grove Townhouses (the "Original Declaration"), a Horizontal Property Regime with Private Elements of record in the Register's Office for Wilson County, Tennessee at Book 1899, Page 1962 on August 19, 2019, as amended by First Amendment thereto of record at Book 1909, page 1201 on September 30, 2019, as amended by Second Amendment thereto of record at Book 2106, Page 181 on August 18, 2021 (the "Second Amendment," and collectively with the Original Declaration and First Amendment, the "Declaration"), and

WHEREAS, pursuant to the rights reserved to the Declarant in the Original Declaration, Declarant now desires to amend the Original Declaration as set forth herein;

WHEREAS, the words defined in the Original Declaration shall have the same meaning in this Third Amendment.

### **Amendment**

NOW, THEREFORE, for and in consideration of the foregoing premises, Declarant hereby amends the Original Declaration as follows:

1. Declarant is the owner of that certain property located in Wilson County, Tennessee, being the subdivided real property commonly known as **Phase 3A of Vineyard Grove** ("Phase 3A") of record in the Register's Office for Wilson County at P31, Page 486, a copy of which is attached hereto as **Exhibit A**. Pursuant to the authority reserved to Declarant under the Declaration, Phase 3A is hereby annexed to the Development Property and made subject to the Declaration and all of the governing documents thereof.

2. The following Phase 3A Lots shall be designated part of the Grandview Collection and subject to the Additional Services attributable to the Grandview Collection Lots: 415-419, 423-437, 442-448, and 484-490.

3. Except as amended herein, all terms and provisions of the Declaration, remain unmodified and in full force and effect. To the extent of any inconsistency between this Third Amendment and the Declaration, this Third Amendment shall control and prevail.

*[ Notarized Signature on Following Page ]*



