This Instrument prepared by And upon Recording return to:

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

	_ 23107386	5	
	4 PGS:AL-RESTRICTIVE COVENANTS		
	BETH BATCH: 538069		
	04/20/2023 - 08:35 AM		
	VALUE	0.00	
=	MORTGAGE TAX	0.00	
	TRANSFER TAX	0.00	
	RECORDING FEE	20.00	
	DP FEE	2.00	
	REGISTER'S FEE	0.00	
	TOTAL AMOUNT	22.00	

STATE OF TENNESSEE, WILSON COUNTY

JACKIE MURPHY

BK/PG: 2245/1678-1681

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 <u>and</u> for Vineyard Grove Townhouses (this "<u>Third Amendment</u>") is made and entered into by **Lennar Homes of Tennessee**, **LLC**, a Tennessee limited liability company ("<u>Declarant</u>"), 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** ("<u>Phase 3A</u>") 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]

IN WITNESS WHEREOF, the Declarant has caused this Third Amendment to be duly executed as of the date set forth below.

	<u>DECLARANT</u> :			
		NAR HOMES OF TENNESSEE, LLC, aware limited liability company		
	Ву:	Print Name:Randy Mickle		
	Its:	Vice President		
STATE OF TENNESSEE) COUNTY OFMAURY)				
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _Randy Mickle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the _Vice President ("Officer") of Lennar Homes of Tennessee, LLC (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.				
Witness my hand and seal the _12th	_day o	ofApril, 20_23		
		Notary Public Notary Public		
My Commission Expires: \$\int 22-\$	202	STATE OF TENNESSEE NOTARY PUBLIC OF MAIN		

Exhibit A

