

This Instrument Prepared By:
J.D. Kious, Attorney
Kious, Rodgers, Barger, Holder & Kious, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 870163 Instrument #: 2024968
Rec'd: 60.00 Recorded
State: 0.00 6/13/2016 at 1:25 PM
Clerk: 0.00 in Record Book
Other: 2.00 1474
Total: 62.00
Pages 2521-2532

FIRST AMENDMENT TO THE RESTRICTIVE COVENANTS AND CONDITIONS APPLYING TO CAMBRIDGE SUBDIVISION

THIS AMENDMENT is made by the undersigned, each being an owner of a lot in Cambridge Subdivision, and constituting at least fifty-one percent (51%) of the owners in said subdivision, pursuant to Article IX, Paragraph D of the Restrictive Covenants and Conditions Applying to the Cambridge Subdivision of record in Record Book 562, page 1649, Register's Office for Rutherford County, Tennessee, as thereafter modified and amended (the "Restrictive Covenants").

WHEREAS, the undersigned now intend to amend certain portions of the Restrictive Covenants as is more particularly set forth herein.

NOW THEREFORE, for good and valuable consideration, and in compliance with the Amendment requirements of the Restrictive Covenants, the undersigned do hereby amend the Restrictive Covenants as follow:

1. **ARTICLE VII, USE AND BUILDING RESTRICTIONS, PARAGRAPH 13** shall be modified and restated as follows:

Minimum Square Feet. The minimum square feet of living area in any residence, exclusive of garages, porches and terraces or the like, shall be 4,200 square feet; provided, however, that any completed residence which has been issued a certificate of occupancy by the City of Murfreesboro on or prior to the recording of this Amendment or any pending construction whereby building permits have been obtained by the City of Murfreesboro and building plans have been reviewed and approved in writing by the Architectural Committee on or prior to the recording of this Amendment shall fall under the previous 3,500 square foot requirement.

2. **ARTICLE VII, USE AND BUILDING RESTRICTIONS, PARAGRAPH 16** shall be modified and restated as follows:

Garages. The garage door shall be of the highest aesthetic quality and design and the owner shall be required to install and maintain an operational garage door opener, and all garage doors shall remain closed, except for actual ingress or egress therein. There shall be no detached garages or other accessory buildings constructed or located on the premises unless prior approval in writing is granted by the Architectural Committee. Furthermore, all garages must be for at least three cars. Garage doors shall be on the northern-most side or rear of dwelling. NO front entry garages are permitted.

3. ARTICLE VII, USE AND BUILDING RESTRICTIONS, PARAGRAPH 20, SUBPARAGRAPH A shall be modified and restated as follows:

Fences and Walls.

A. The only fences and walls which shall be permitted on lots shall be those erected with the express written approval of the Architectural Committee, which is charged to ensure the location and that said fences conform to the general character and atmosphere of the neighborhood. It is recommended that fences and walls be made of solid mason, aluminum or wrought iron with columns. Under no circumstances shall prefab chain link or wooden fences be allowed. Privacy fences may, upon express written approval of the Architectural Committee, be allowed around pools or patios. All fences must be between forty-eight inches (48") and sixty inches (60") in height unless otherwise restricted by local building codes. The Architectural Committee may require, as a condition of approval, the use of hedges or other greenery as screening for the fence. All fences and walls must be maintained in good repair, and owners agree to abide by reasonable requests for repairs and maintenance as may be made by the Architectural Committee.

4. ARTICLE VII, USE AND BUILDING RESTRICTIONS shall be amended in all respects necessary to add an additional provision, which shall become Paragraph 32, as follows:

32. Ceiling Height. The ceiling height on the first floor of any residence shall be no less than ten feet (10'); provided, however, that any completed residence which has been issued a certificate of occupancy by the City of Murfreesboro on or prior to the recording of this Amendment or any pending construction whereby building permits have been obtained by the City of Murfreesboro and building plans have been reviewed and approved in writing by the Architectural Committee on or prior to the recording of this Amendment shall be exempt from this requirement.


5. NO OTHER MODIFICATIONS. Except as expressly amended hereby, the terms and provisions of the Restrictions shall continue in full force and effect.

[SIGNATURE PAGES TO FOLLOW]

**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 2, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 9th day of May, 2016.

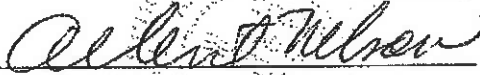

Owner Signature
Print Name: T. Demetrius Nelson


Co-Owner Signature
Print Name: Shaunika Nelson

State of Tennessee)
County of Rutherford)

Personally appeared before me, T. Demetrius Nelson & Shaunika Nelson with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of May, 2016.


Notary Public
My commission expires: 8/19/17

**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 4, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 27th day of May, 2016.

[Signature]
Owner Signature
Print Name: John Farringer

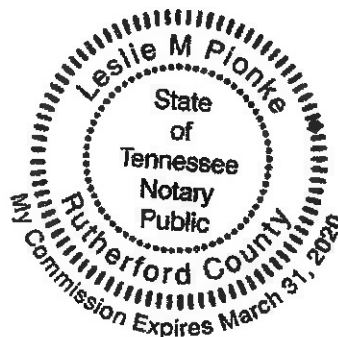
[Signature]
Co-Owner Signature
Print Name: Syble Farringer

State of Tennessee)
County of Rutherford)

Personally appeared before me, John and Syble Farringer,
with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

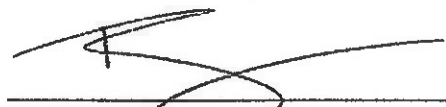
Witness my hand and seal this 27 day of May, 2016.

[Signature]
Notary Public
My commission expires: March 31, 2020

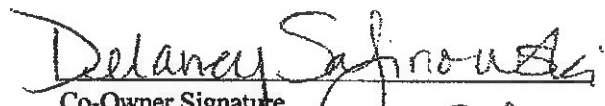


**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 5, 6, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 13 day of May, 2016.



Owner Signature
Print Name: TROY SOFINOWSKI

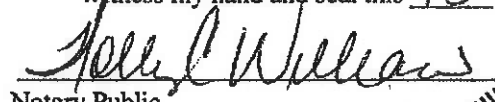


Co-Owner Signature
Print Name: Delaney Sofinowski

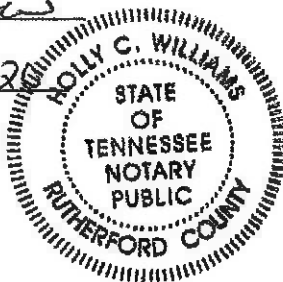
State of Tennessee)
County of Rutherford)

Personally appeared before me, Troy and Delaney Sofinowski, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2016.



Notary Public
My commission expires: 2/17/20



**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 7, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 10th day of May, 2016.

James L. Cross
Owner Signature
Print Name: JAMES L. CROSS

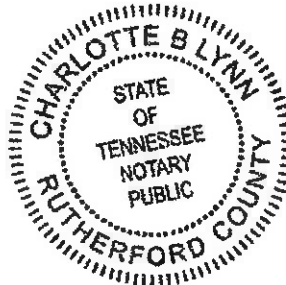
Rebecca Spears Cross
Co-Owner Signature
Print Name: Rebecca Spears Cross

State of Tennessee)
County of Rutherford)

Personally appeared before me, Charlotte B. Lynn,
with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2016.

[Signature]
Notary Public
My commission expires: 3/31/20



**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 8, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 12 day of May, 2016.

Harold Shackelford
Owner Signature

Print Name: Harold Shackelford

Jennifer C. Shackelford
Co-Owner Signature

Print Name: Jennifer C. Shackelford

State of Tennessee)

County of Rutherford)

Personally appeared before me, Harold + Jennifer Shackelford, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of May, 2016.

Keelie Tipton-Yount
Notary Public

My commission expires: 9-15-18



My Comm. Expires
September 15, 2018

**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 12^{cyp}, Cambridge
Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge
Subdivision this the 17th day of May, 2016.

Cheryl V. Richardson

Owner Signature

Print Name:

Cheryl V. Richardson

Co-Owner Signature

Print Name: _____

State of Tennessee)

County of Rutherford)

Personally appeared before me, Cheryl Richardson,
with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing
instrument for the purposes therein contained.

Witness my hand and seal this 17th day of May, 2016.

Rick Mullins


Notary Public


My commission expires: 6-28-2017



**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 14, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 10th day of May, 2016.



Owner Signature
Print Name: BRUCE M. PETRYSHAK


Co-Owner Signature
Print Name: CHARLOTTE PETRYSHAK

State of Tennessee)
County of Rutherford)

Personally appeared before me, Bruce / Charlotte Petryshak, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of May, 2016.


Notary Public
My commission expires: 2-18-2019



**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 16, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 16 day of May, 2016.

[Signature]
Owner Signature
Print Name: FRANK GALLINA

[Signature]
Co-Owner Signature
Print Name: Rebecca L. Gallina

State of Tennessee)
County of Rutherford)

Personally appeared before me, Frank Gallina and Rebecca Gallina with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.


Witness my hand and seal this 16 day of May, 2016.

Carolina Recasens
Notary Public
My commission expires: 1/21/2018

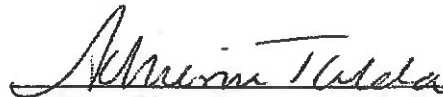


**SIGNATURE PAGE TO FIRST AMENDMENT TO RESTRICTIVE COVENANTS
APPLYING TO CAMBRIDGE SUBDIVISION**

IN WITNESS WHEREOF, the undersigned, being the owner(s) of Lot# 17, Cambridge Subdivision, have executed this First Amendment to Restrictive Covenants Applying to Cambridge Subdivision this the 24 day of May, 2016.



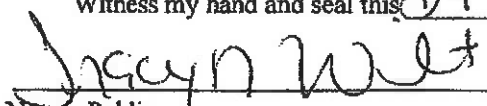
Owner Signature
Print Name: NICHOLAS TAROLA



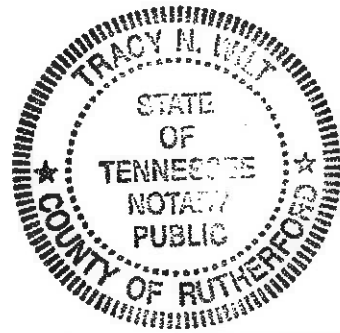
Co-Owner Signature
Print Name: Adrienne Tarola

State of Tennessee)
County of Rutherford)

Personally appeared before me, Nicholas Tarola and Adrienne Tarola with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2016.


Notary Public
My commission expires: 1-24-17



**MY COMMISSION EXPIRES:
01/24/2017**

True Copy Certification

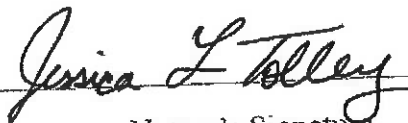
I, John Parker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.


Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, John Parker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.


Notary's Signature

My Commission Expires: 12-16-18

