

## **Grandview - Phase II - 2010 Expansion**

### **Supplement II**

#### **Lots 55 - 75**

**This second Supplement to Declaration of Covenants and Restrictions dated December 28, 2011 was recorded in Book 291, Pages 446 - 447. This recording took place at 9:05 A.M. on December 29, 2011 at the office of the Register of Deeds, Sequatchie County, Tennessee.**

**This Supplement reduces the minimum square footage for a one story residence from 2,400 square feet to 2,000 square feet. This Supplement also reduces the minimum square footage for a multi-story residence to 2,400 square feet from 2,600 square feet.**

**The original Declaration of Covenants and Restrictions for Grandview Phase II - 2010 Expansion was recorded on December 30, 2010 in Book 280, Pages 535 - 565.**

This Instrument Prepared By:  
Lee Davis  
Davis & Hoss, P.C.  
508 East 5<sup>th</sup> Street  
Chattanooga, Tennessee 37403

**SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS**

**THIS SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS** is made to be effective as of the 28<sup>th</sup> day of December, 2011 by **W.A. BRYAN PATTEN** (herein "Developer") with the consent of Thomas and Rosemary Turner (herein "Owners").

**BACKGROUND**

1. Developer executed certain Declaration of Covenants and Restrictions for Grandview Phase II – 2010 Expansion recorded December 30, 2010 in Book 280, Pages 535-565 in the Register's Office of Sequatchie County, Tennessee ("ROSCT").

2. Developer/Patten owns Lots 55-58 and Lots 60-75. Owners/Turners are the owners of Lot 59. The Developer and Owners currently own one hundred percent (100%) of lots affected by these provisions.

3. As provided in Article 4.02 of the Bylaws for Grandview Homeowners Association, Inc., which was filed as Exhibit B to the original Declaration of Covenants and Restrictions for Grandview Phase II – 2010 Expansion, each Lot shall be entitled to one (1) vote for purposes of these Bylaws and for amending any part of the original Declaration of Covenants and Restrictions.

4. Accordingly, the Developer proposes to modify and amend this Declaration affecting Lots 55-75. The minimum square footage requirements are reduced from their current stated requirements to minimums set forth as follows:

i. Paragraph 2.04 Minimum Square Footage, Section (a)(i): the one-story residence is modified to two thousand (2,000) square feet.

ii. Paragraph 2.04 Minimum Square Footage, Section (a)(ii): a multi-story residence is modified to two thousand four hundred (2,400) square feet. No stated minimum square footage per floor is required.

**BK/PG: 291/446-447**

**11002585**

2 PGS - AL - RESTRICTION AMENDMENT	
TERRY BATCH 33990 12/29/2011 09:05 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, SEQUATCHIE COUNTY  
**CONNIE E GREEN**  
REGISTER OF DEEDS

IN WITNESS THEREOF, Developer and Owners, with proper notice and upon reflection, have agreed to the modifications as specified in this Supplement to Declaration.

W.A. Bryan Patten  
W. A. BRYAN PATTEN

STATE OF TENNESSEE )  
COUNTY OF HAMILTON )

Personally appeared before me, STEPHANIE K. YOUNG, Notary Public, W. A. BRYAN PATTEN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.



WITNESS my hand, at office, this 20<sup>th</sup> day of DECEMBER, 2011

Stephanie K. Young  
Notary Public  
My Commission Expires  
October 27, 2013

My Commission Expires  
October 27, 2013

Thomas R. Turner  
THOMAS R. TURNER

STATE OF TENNESSEE ) Texas  
COUNTY OF HAMILTON ) Montgomery

Personally appeared before me, Brandi Foster, Notary Public, THOMAS R. TURNER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24<sup>th</sup> day of December, 2011



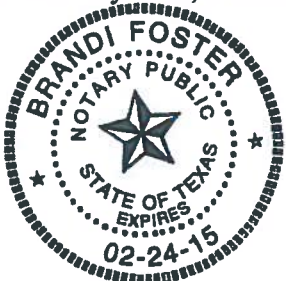
Brandi Foster  
Notary Public

Rosemary R. Turner  
ROSEMARY R. TURNER

STATE OF TENNESSEE ) Texas  
COUNTY OF HAMILTON ) Montgomery

Personally appeared before me, Brandi Foster, Notary Public, ROSEMARY R. TURNER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24<sup>th</sup> day of December, 2011



Brandi Foster  
Notary Public