

Grandview – Phase II – 2010 Expansion

Supplement III

Lots 55 – 75 and 95

This third supplement to Declaration of Covenants and Restrictions dated January 13, 2021 was recorded in Book 411, Pages 382 – 386. This recording took place at 3:27 P.M. on January 13, 2021 at the office of the Register of Deeds, Sequatchie County, Tennessee.

This Supplement provides the metes and bounds description of land that is added to Lot 75 of Phase II of the Grandview Development.

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:
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Suite 1500
Chattanooga, TN 37450

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| BK/PG: 411/382-386 | |
| 21000119 | |
| 5 PGS:AL-RESTRICTION AMENDMENT | |
| TERRY BATCH: 65076 01/13/2021 - 03:27 PM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 25.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 27.00 |
| STATE OF TENNESSEE, SEQUATCHIE COUNTY | |
| KENDRA BOYD | |
| REGISTER OF DEEDS | |

SUPPLEMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS FOR GRANDVIEW PHASE II, 2010 EXPANSION,
AS AMENDED

WITNESS this Supplement to the Declaration of Covenants and Restrictions for Grandview Phase II, 2010 Expansion to be effective this the 13th day of January, 2021 by W. A. Bryan Patten (hereinafter "Developer") in accordance with the terms, provisions and conditions of the Declaration of Covenants and Restrictions as recorded in Book 280, Pages 535-565, in the Register's Office of Sequatchie County, Tennessee (hereinafter "ROSCT")

1. WHEREAS, the Developer executed that certain Declaration of Covenants and Restrictions for Grandview Phase II - 2010 Expansion recorded in Book 280, Pages 535-565, in the ROSCT; and

2. WHEREAS, the Developer later supplemented said Declaration of Covenants and Restrictions by instrument of record in Book 284, Pages 231-232, in the ROSCT; and

3. WHEREAS, Developer thereafter further supplemented the Declaration of Covenants and Restrictions, as amended, by instrument of record in Book 291, Pages 446-447, in the ROSCT; and

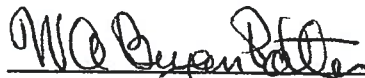
4. WHEREAS, as provided in Item 3 on page one of the Declaration of Covenants and Restrictions recorded, as referenced hereinabove in Book 280, Pages 535-565, in the ROSCT, Developer retains the right to add additional properties to Grandview and to subject such additional property to such complimentary additions and/or modifications of the Covenants and Restrictions contained in the Declaration of Covenants and Restrictions as may be necessary or convenient, in the sole judgment of the Developer, to reflect the character of the added properties (with such additions or modifications having no effect upon any other property already subject to the original Declaration of Covenants and Restrictions); and

5. WHEREAS, the Developer, as authorized by Item 3 on page one of the Declaration of Covenants and Restrictions, does hereby modify and amend the Declarations of Covenants and Restrictions recorded in Book 280, Pages 535-565, in the ROSCT, as supplemented/amended by the Supplements recorded in Book 284, Pages 231-232, and in Book 291, Pages 446-447, in the ROSCT by adding to Grandview Phase II- 2010 Expansion, additional real estate to be known and declared as Lot 75, of Phase II and as is hereinafter described per the attached Exhibit A and which is incorporated herein by reference.

6. NOW THEREFORE, the Developer, as the owner of that certain real property more particularly described per the attached Exhibit A, incorporated herein by reference (“The Property”) and which is contiguous with and to existing portions of Grandview, desires to and does hereby subject The Property to all the terms, provisions, covenants, and restrictions as per the Declaration of Covenants and Restrictions, including all matters incorporated therein by reference, all as is of record in Book 280, Pages 535-565 in the ROSCT, and as amended, to the requirements thereof and to integrate The Property, more particularly described per the attached Exhibit A, into the Grandview Subdivision, Phase II-2010 Expansion and as therein

referenced. The express intent of the Developer is to fully integrate The Property more particularly described per the attached Exhibit A into and for the same to become a part of Grandview with The Property more particularly described per the attached Exhibit A being hereafter subject to all the covenants and restrictions referenced hereinabove, and together with all mutual benefits thereof. It is further the intent of the Developer that The Property shall be fully a part of Grandview, and that the owners of the lot or lots created from The Property more particularly described per the attached Exhibit A shall be full and equal Members of the Association, with all the rights, obligations, responsibilities as a member and as owner of property which is part of Grandview as of the date hereof and subject to the original Declaration of Covenants and Restrictions recorded in Book 280, Pages 535-565, in the ROSCT, as supplemented by the documents recorded in Book 284, Pages 231-232, and Book 291, Pages 446-447, in the ROSCT.

Provided further that any conveyance of said Lot 75, or any part thereof, shall make specific reference to this Supplement to the original Declaration of Covenants and Restrictions for Grandview Phase II-2010 Expansion, as Amended, and that said real property is conveyed expressly subject to these Covenants and Restrictions and which shall be interpreted as **COVENANTS REAL**, and which shall run with the land.



W. A. BRYAN PATTEN / DEVELOPER

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 13th day of January, 2021, before me personally appeared W.A. Bryan Patten, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Janet A. Lawrence
Notary Public

My Commission Expires: My Commission Expires 11/13/2023



EXHIBIT A

A tract of land situated in Sequatchie County, Tennessee:

Begin at a point which is the Northeast corner of Lot 46, Grandview Subdivision Phase Two, said Lot 46 being identified as Map 086, Parcel 013.00 in the Office of the Assessor of Property, Sequatchie County, Tennessee, and on the West right-of-way margin of Clear Brooks Drive; thence with and along the North line of said Lot 46 North 86 degrees 06 minutes 14 seconds West 461.81 feet to the Northeast corner of Lot 47; thence North 14 degrees 49 minutes 42 seconds East 709.00 feet to a point on the South right-of-way margin of Still Cove Road; thence crossing Still Cove Road North 18 degrees 14 minutes 08 seconds East 51.07 feet to a point on the North right-of-way margin of Still Cove Road; thence along the North right-of-way margin of Still Cove Road with a curve measured to the left an arc distance 61.76 feet, said curve having a radius of 316.57 feet and a chord bearing North 65 degrees 37 minutes 20 seconds West 61.66 feet; thence North 71 degrees 12 minutes 41 seconds West 49.21 feet; thence with a curve measured to the right an arc distance of 41.18 feet, said curve having a radius of 193.16 feet and a chord bearing North 65 degrees 06 minutes 12 seconds West 41.11 feet to the True Point of Beginning, said point being the West corner of Lot 75; thence North 33 degrees 51 minutes 39 seconds East 947.47 feet to a point on the centerline of a creek known as Frederick Creek, said point being the North corner of Lot 75; thence with and along the meanderings of the centerline of said creek in a southerly then easterly direction 261 feet, more or less, to a point on the centerline of said creek, said point being the Northeast corner of Lot 75; thence leaving the centerline of said creek South 15 degrees 44 minutes 58 seconds West 585.94 feet to a point, said point being the Southeast corner of Lot 75 and on the north margin of Clear Brooks Drive; thence along the north margin of Clear Brooks Drive North 79 degrees 43 minutes 58 seconds 14.44 feet; thence with a curve measured to the left an arc distance of 284.21 feet, said curve having a radius of 205.57 feet and a chord bearing South 60 degrees 39 minutes 38 seconds West 262.11 feet; thence with a curve measured to the right an arc distance of 22.73 feet, said curve having a radius of 168.82 feet and a chord bearing South 17 degrees 11 minutes 49 seconds West 22.71 feet; thence with a curve measured to the right an arc distance of 38.00 feet, said curve having a radius of 25.00 feet and a chord bearing South 56 degrees 52 minutes 57 seconds West 34.45 feet to a point on the North right-of-way margin of Still Cove Road; thence along the North margin of Still Cove Road with a curve measured to the right with an arc distance of 49.92 feet, said curve having a radius of 146.38 feet and a chord bearing North 69 degrees 48 minutes 14 seconds West 49.68 feet; thence North 60 degrees 02 minutes 00 seconds West 69.74 feet; thence with a curve measured to the left with an arc distance of 61.76 feet, said curve having a radius of 316.57 feet and a chord bearing North 65 degrees 37 minutes 20 seconds West 61.66 feet; thence North 71 degrees 12 minutes 41 seconds West 49.21 feet; thence with a curve measured to the right with an arc distance of 41.18 feet, said curve having a radius of 193.16 feet and a chord bearing North 65 degrees 06 minutes 12 seconds West 41.11 feet to the Point of Beginning.