

BK/PG: 9511/926-932
24019133

7 PGS : RESTRICTIONS	
JESSICA SWEENEY 993333 - 24019133	
07/01/2024 - 09:47:40 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:

J. Trent Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND BYLAWS
FOR THE FIELDS AT REESE FARMS AND TOWNHOMES OF THE FIELDS
AT REESE FARMS**

The Declarant, Barlow Builders, LLC and JGL, LLC, owners of all the Lots and Common Area of the Fields at Reese Farms, as shown on Plat Book 81, page 110, Register's Office for Williamson County, Tennessee (collectively the "Declarant"), for the purpose of amending the Declaration of Covenants Conditions and Restrictions ("Declaration") do declare as follows:

WITNESSETH:

WHEREAS, the Declarant heretofore submitted a certain tract or parcel of land, the "Property", in Williamson County, Tennessee, to certain covenants and conditions, of record in Book 8378, page 693, in said Register's Office, the "Declaration";

WHEREAS, the pursuant to Article XV, Section 3 and Paragraph 18 of the Townhomes of the Declaration, the Declarant has the unilateral right to amend the Declaration:

NOW THEREFORE, Declarant, hereby amends Declaration of Covenants, Conditions and Restrictions as follows:

Article IX Development and Design Approval. Section 2. Is hereby amended to include the following:

(f) Fencing. Fencing shall only be black aluminum fencing at height of 4' or 5' only, in a type or style as shown on collective Exhibit A to this Amendment. Prior to the construction or installation of any fencing, a request shall be made to the Design Review Committee for approval.

AND

Article III. Use Restrictions and rules. Is hereby amended to add the following:

Section 14. Watering of Lawns and Landscaping. Each Owner shall maintain an irrigation system if good and working order, such that each Owner shall, during the months of April through October, water their entire lawn a minimum of 3 times per week for not less than 20 minutes per zone. All areas of shrubs and other landscaping shall be watered a minimum of 3

times per week for not less than 10 minutes per watering. The purpose of this restriction is to provide a standardized maintenance requirement to maintain the aesthetic of the Subdivision.

AND

Article V Assessments. Is hereby amended to add the following:

Section 13. Working Capital Assessment. For any sale or conveyance of a property subject to this Declaration, except from the Declarant to any builder, a Working Capital Assessment equal to 0.1% (or .001) of the sale price shall be charged and collected at the closing of such property payable to the Association. By way of example, a \$750,000.00 sale price would be subject to a \$750.00 Working Capital Assessment.

All other terms, conditions and restrictions referenced hereinabove not specifically amended by this amendment shall remain undisturbed and in full force and effect.

Remainder of page left intentionally blank, signatures follow

IN WITNESS WHEREOF, the undersigned has executed this Declaration this June ____, 2024.

Declarant herein, have executed this instrument and affixed the corporate seal this June 25, 2024

Reese Farms, LLC (Declarant)

By: Bryan B. Solomon
Bryan B. Solomon

Its: Authorized Agent

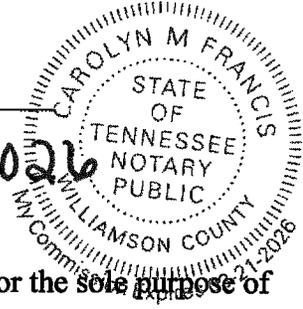
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Bryan B. Solomon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Reese Farms, LLC the within named bargainor, a corporation, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Officer.

Witness my hand and seal this June 25 2024.

Carolyn M Francis
Notary

My commission expires: 3/21/2026



Barlow Builders, LLC and JGL, LLC hereby join in this Declaration for the sole purpose of submitting the following lots to this Declaration and Bylaws:

Being all of Lots 109, 110, 112, 113, 114, 121, 122, 123, 124 & 125 on the Plan of the Fields at Reese Farm PUD Subdivision, Section I, Final Subdivision Plat, of record in Plat Book P81, page 110, Register's Office for Williamson County, Tennessee.

Barlow Builders, LLC
Bryan B. Solomon
By: Bryan B. Solomon
Its: CFO

JGL, LLC
J. Trent Lehman
By: J. Trent Lehman
Its: Authorized Agent

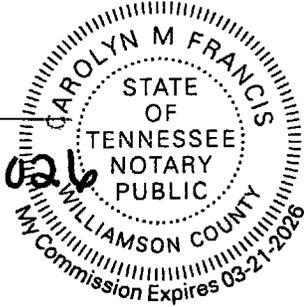
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Bryan B. Solomon , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CFO of Barlow Builders, LLC the within named bargainor, a corporation, and that he as such CFO executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Officer.

Witness my hand and seal this June 25, 2024.

Carolyn M Francis
Notary

My commission expires: 3/21/2026



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared J. Trent Lehman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of JGL, LLC the within named bargainor, a corporation, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Officer.

Witness my hand and seal this June 25, 2024.

[Signature]

Notary

My commission expires: 3/20/29

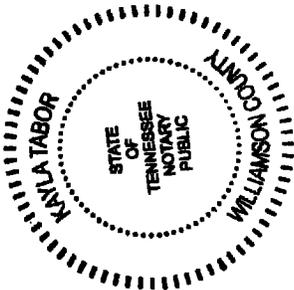
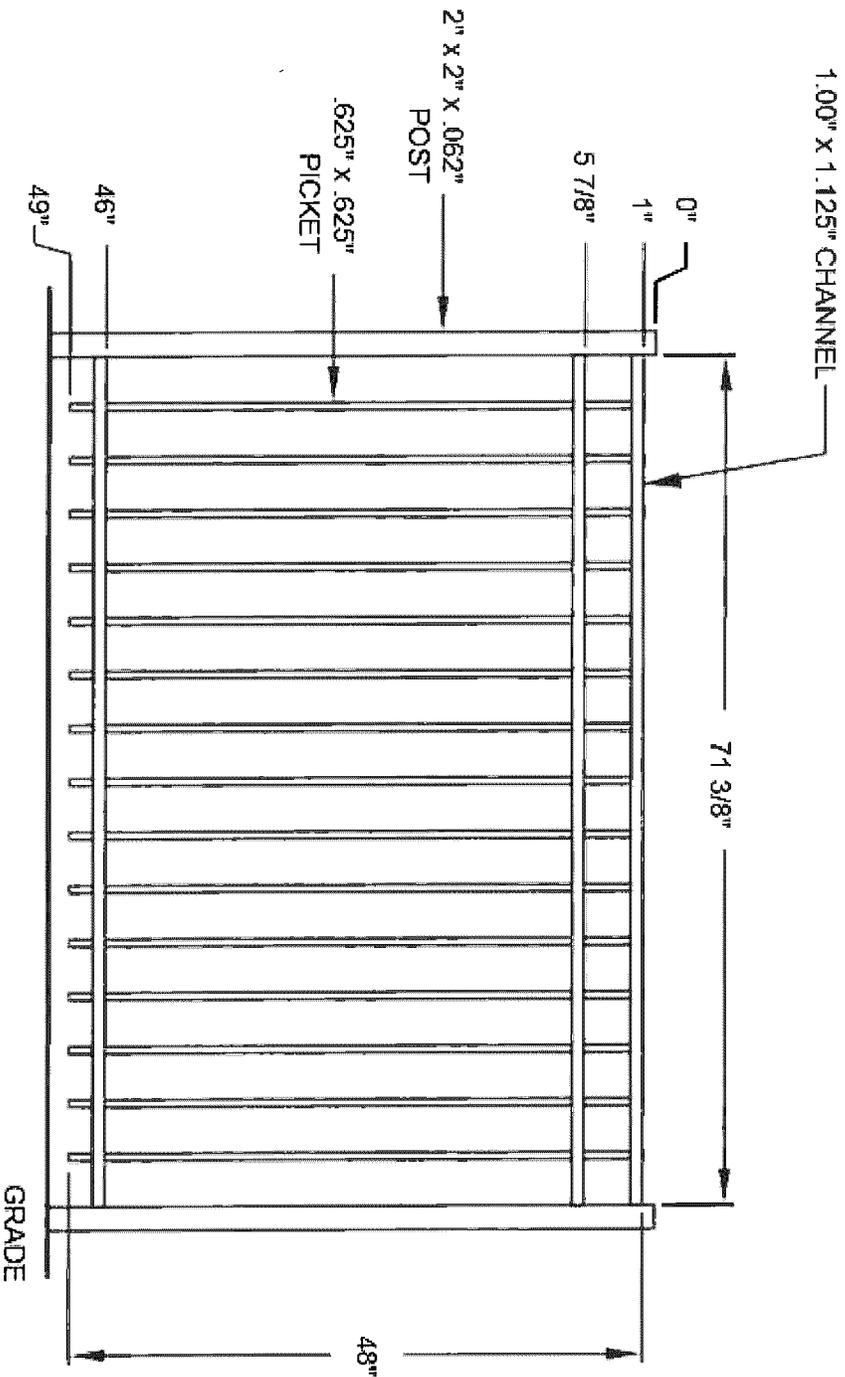


EXHIBIT A

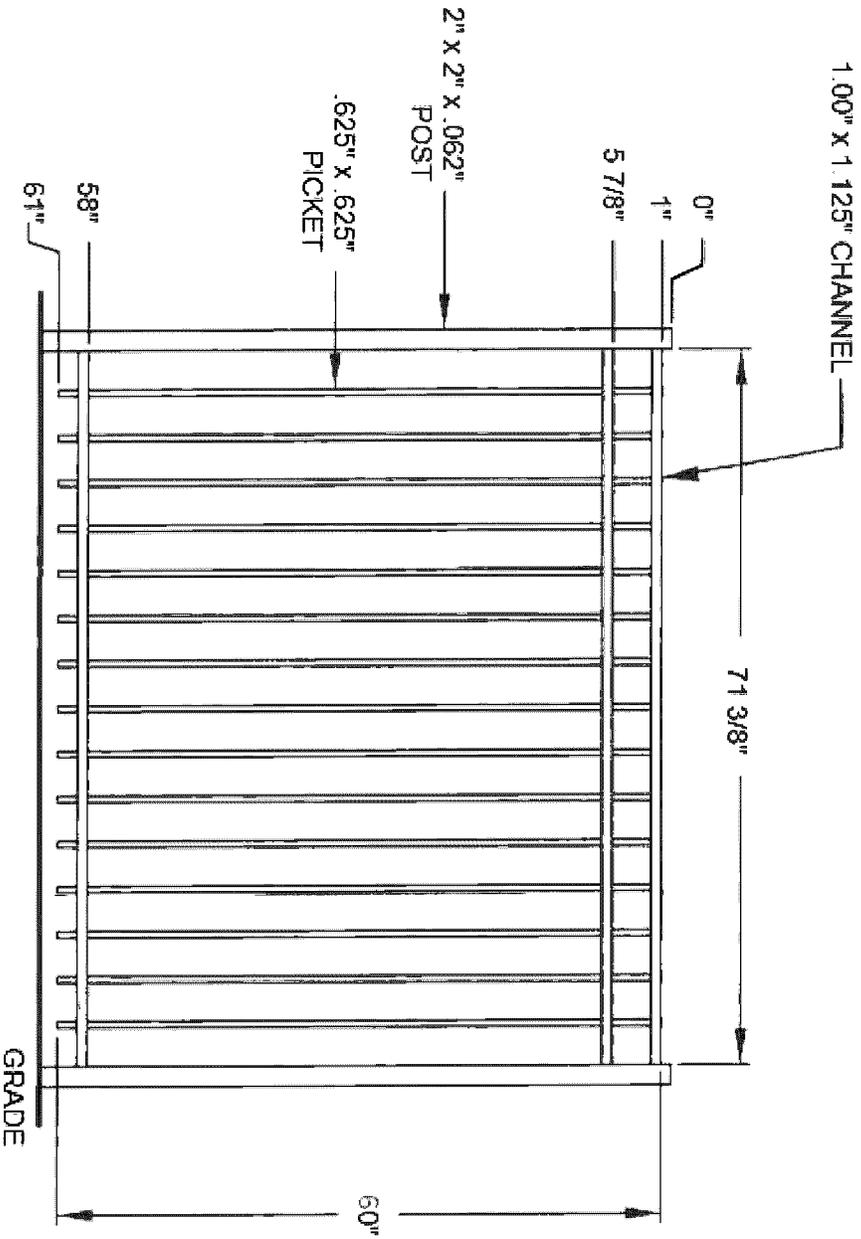
71.375" PANEL SERIES-A
3-CH 48" RESIDENTIAL

ALUMINUM FENCE SUPPLY	DATE: 06/12/2024
PO/JOB NAME:	ITEM: PANEL
QUOTE NO:	HINGE TYPE: --
COLOR: BLACK	DAYLIGHT OPENING: --
APPROVAL SIGNATURE (REQUIRED):	



page 2, EXHIBIT A

71.375" PANEL SERIES-A 3-CH 60" RESIDENTIAL	
ALUMINUM FENCE SUPPLY	DATE: 06/12/2024
PO/JOB NAME:	ITEM: PANEL
QUOTE NO.:	HINGE TYPE: --
COLOR: BLACK	DAYLIGHT OPENING: --
APPROVAL SIGNATURE (REQUIRED):	



I, J. Trent Lehman, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

6/25/24 (date of document).

[Handwritten Signature]
Affiant Signature

6/26/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of June, 2024.

[Handwritten Signature]
Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

