

PREPARED BY  
TOM BUIDA  
Tom Buida Real Estate Services Inc.  
9455 Highwood Hill Rd.  
Brentwood, TN 37027

BK: 5213 PG: 856-857

10043952

2 PGS : AL - RESTRICTIONS	
JENNIFER BATCH: 198935 12/06/2010 - 02:09 PM	
BATCH	198935
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, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

**FOURTH AMENDMENT TO SECOND  
AMENDED AND RESTATED  
DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR ROSEMONT**

THIS FOURTH AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROSEMONT (the "Fourth Amendment") is executed and effective this 1st day of December, 2010, by Rosemont Homeowners Association, Inc. (The "Association").

WHEREAS, Rosemont (the "Development") is a residential subdivision in Williamson County, Tennessee, as more particularly described in the final plat for Rosemont, as amended, of record in Plat Book 29, page 31, Register's Office, Williamson County, Tennessee; and

WHEREAS, the Development is subject to and governed by that certain Second Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Rosemont (the "Declaration"), of record in Book 2584, page 518, Register's Office for Williamson County, Tennessee; and

WHEREAS, the Period of Developer Control, as defined in the Declaration, has lapsed and the Class A Members have full and equal voting rights pursuant to the terms of the Declaration; and

WHEREAS, the Class A Members have voted to amend the Declaration as provided herein.

NOW, THEREFORE, the Association, after the requisite affirmative vote of two-thirds (2/3's) or more of the eligible Class A Members, amends the Declaration, as follows:

**Article VI, Section 1, Subsection a** is deleted in full and the following substituted in lieu thereof:

"a. Combination of Lots. If one or more contiguous Lots are owned by the same Owner, they may be combined upon the consent of the Developer for the purpose of placing approved Improvements thereon, but they shall retain their status as individual Lots for purposes of voting and Impositions. Except as approved by resolution of the Board, individual Lots may not be resubdivided to create a smaller area than originally deeded to an Owner and/or shown on the Plat."

mail

IN WITNESS WHEREOF, the Association has caused this Fourth Amendment to be duly executed as of the date first above written.

Rosemont Homeowners Association, Inc.,  
a Tennessee not-for-profit corporation

By: Robert J. Spies

Its: PRESIDENT

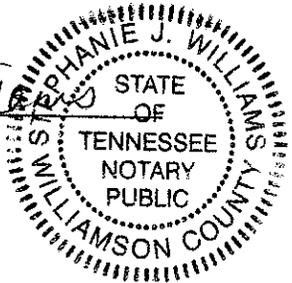
Date: 12-1-10

STATE OF TENNESSEE )  
  )  
COUNTY OF WILLIAMSON )

Before me, Stephanie Williams, a Notary Public in and for the County and State aforesaid, personally appeared Robert J. Spies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be the President of Rosemont Homeowners Association, Inc., a Tennessee not-for-profit corporation,, and that he as such President , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its President.

Witness my hand and seal at office in Brentwood, Tennessee, the 1st day of December, 2010.

Stephanie Williams  
Notary Public



My Commission Expires:  
Nov 27, 2014

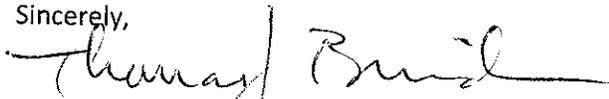
Rosemont HOA  
Buida Property Management  
PO Box 1291  
Brentwood, TN 37024

April 28, 2014

The attached document is being sent via email and US Mail to all Rosemont Homeowners. The document is a REVISION to and not a replacement of the HOA design criteria which can be reviewed in its entirety on my web site, [www.tombuidarents.com](http://www.tombuidarents.com). Just click on the HOA tab, then Rosemont and search for the document.

If you have any questions you can email any Board Member or ARC member. Thank you.

Sincerely,



Thomas J. Buida, CPA, Broker  
Association Manager

Office 615-371-8264  
Fax 615-661-8964  
Email [tombuida@comcast.net](mailto:tombuida@comcast.net)

**ROSEMONT HOMEOWNERS ASSOCIATION, INC.**

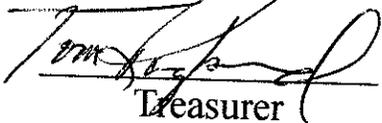
WHEREAS, the Board of Directors and the Architectural Review Committee of the Rosemont Homeowners Association, Inc. have deemed it necessary to make modifications to its Design Criteria, as referenced in ARTICLE V., ARCHITECTURAL REVIEW COMMITTEE, section 3. Design Criteria, as set forth in Exhibit A attached hereto, and

WHEREAS, the Board of Directors and the Architectural Review Committee of the Rosemont Homeowners Association, Inc. have also deemed it necessary to make modifications to EXHIBIT C, MINIMUM SQUARE FOOTAGE, as set forth in Exhibit B attached hereto.

NOW, THEREFORE, the Board of Directors and the Architectural Review Committee, by unanimous consent, hereby adopt the changes set forth in Exhibits A and B attached hereto this 22<sup>nd</sup> of April, 2014.

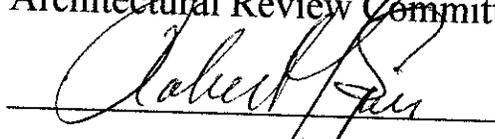
Board of Directors

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Treasurer

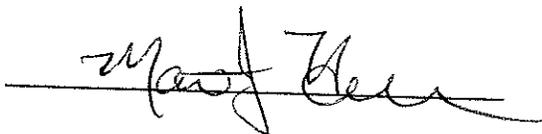
  
\_\_\_\_\_  
Secretary

Architectural Review Committee

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

# EXHIBIT A

## DESIGN CRITERIA

### ARTICLE III, ARCHITECTURAL REVIEW PROCESS

#### A. Preliminary Submittal:

Delete the second sentence and insert the following: *“At this time, the owner shall submit via email to the property manager the preliminary design documents (elevation and floor plan) and site plans showing the home improvements located on the lot.”*

#### B. Final Application

1. Site Plan to be deleted in its entirety and replaced by the following:

1. Site Plan: *Three sets of plans drawn on a scale one (1) inch equals twenty (20) feet acceptable to Williamson County and the ARC, meeting the following requirements:*

- a. *Must be submitted on 24” x 36” paper size.*
- b. *A survey of the owner's lot showing the dimensions of the lot and the lot area, the location of any utilities crossing the lot, and contours of the land drawn at two (2) foot internals.*
- c. *The relationship of the proposed improvements to each lot line, to the rear property line and to the front property line.*
- d. *Finished floor elevations of the first floor, garage and basement, if any, of all improvements.*
- e. *Provide a tree survey that clearly identifies the species, condition, location and diameter of all trees 8” or larger in trunk diameter, as well as the location of significant cluster of smaller trees, and noting any other existing vegetation type and quality. Indicate all trees to be removed by an “X”. Approval will be granted for removal of trees necessary for construction.*
- e. *Any and all detached structures, including swimming pools, pool houses, guest houses, gazebos, playgrounds for children, greenhouses, equestrian stables or training facilities, other detached structure walls, and/or fences of any kind on the site.*
- f. *The provisions for drainage, all of which should move into the channels provided by the Final Plat for the development as a whole. As part of the submission a Culvert/Entrance design on a separate plan drawn on a scale suitable for detailing all specifics and showing its integration into the lot from the paved R.O.W. (“Right-of-Way”) to the setback of the building envelope.*
- g. *Such other information as may be necessary to evidence compliance by the Plans with the Design Criteria.*

**5. Submission of Interior Finish Materials**

Delete in its entirety.

**C. Fee Schedule**

Delete the language in its entirety and replace it with the following:

*“The owner shall be charged a processing fee, depending upon the type of project, for the plan submission. The fee is as follows and is payable to the ARC:*

- |   |         |
|---|---------|
| 1. New House Construction                         | \$1,000 |
| 2. Major Additions and Out Buildings <sup>1</sup> | \$ 500  |
| 3. Exterior Modifications <sup>2</sup>            | \$ 250  |

*The ARC shall have the right to increase these amounts from time to time as stated in the Covenants, Conditions and Restrictions. The fee has been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, inspectors, and/or attorneys retained by the ARC.*

*In addition, the ARC shall require the owner to post a bond or make a security deposit, as follows:*

- |   |         |
|---|---------|
| 1. New House Construction                         | \$5,000 |
| 2. Major Additions and Out Buildings <sup>1</sup> | \$2,500 |
| 3. Exterior Modifications <sup>2</sup>            | No bond |

*The ARC may determine a higher amount, in its reasonable discretion, in order to ensure owner's compliance with the plans. Said bond or deposit shall be refunded to such owner upon completion of construction and approval thereof pursuant to Section 7 of the Covenants, Conditions and Restrictions.*

- 1) See Article IV Site Design Criteria, Section G, H, J, O, N and S.
- 2) “Exterior Modifications” are such things as major landscape modifications, adding arbors, gates, fountains and shutters, and changing the exterior paint color of the house from the original color scheme.

**ARTICLE IV, ARCHITECTURAL CRITERIA**

**A. Elements of Architecture**

1. Roofs

Add the following sentence to the end of the paragraph: *“In addition, all roof penetrations shall be on the rear of the house and painted to match the roof color.”*

## **EXHIBIT B**

**EXHIBIT C** of the **SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROSEMONT** (Book 2584, Page 554) as it relates to **MINIMUM SQUARE FOOTAGE** is hereby amended by deleting the minimum square footage requirements set forth therein and substituting the following requirements for all purchasers of lots after the date of the enabling resolution, as follows:

Single-Level Home: 3,500 square feet

Two-Level Level: 4,400 square feet