

Professional
Title
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Prepared by: *Stuart Spak*
141 Walker Brow Trail NW
Cleveland, TN 37312

FIRST AMENDMENT TO RESTRICTIVE COVENANTS
FOR STONE GATE SUBDIVISION

THIS FIRST AMENDMENT is made as of the 15th day of March, 2016, by **STUART SPAK**, (the "Developer").

WITNESSETH:

WHEREAS, the Developer is the owner of certain real property located in Bradley County, Tennessee, upon which there has been created a development known as **STONE GATE** (the "Development"); and

WHEREAS, the Development is subject to the Restrictive Covenants for Stone Gate Subdivision ("Restrictive Covenants"), which have been recorded in Book 2151, page 538, in the Register's Office of Bradley County, Tennessee (ROBCT); and

WHEREAS, the Developer now desires to amend the Restrictive Covenants by revising and restating the total minimum square footage requirements for Houses to be erected in the Development; and

WHEREAS, pursuant to Section 45 of the Restrictive Covenants, the Developer is authorized to make this Amendment;

NOW THEREFORE, in consideration of the foregoing, the Developer hereby declares as follows:

1. Section 5 of the Restrictive Covenants is hereby deleted in its entirety and restated as follows to be applicable to the remaining property in the Development currently owned by the Developer:

5. Minimum Square Footage. No single-family detached House shall be erected or permitted to remain on a Lot unless it has the number of square feet enclosed living area, exclusive of open porches or screened porches, carports, garages or unfinished basements, set forth in this Section. For the purposes of this Section, stated square footage shall mean the minimum floor area required, and floor area shall mean the finished and heated living area within the residence, exclusive of garages and open porches and steps. In the case of any question as to whether a sufficient number of square feet of enclosed living area have been provided, the decision of the Developer shall be final. The minimum square feet required is as follows:

- i) A single-level House shall contain at least 1200 square feet.
- ii) A one and a half story House shall contain at least 1400 square feet.
- iii) A two-story House shall contain at least 1600 square feet.

2. Except as herein expressly amended or modified, all provisions, covenants, and restrictions contained in the Restrictive Covenants shall remain unchanged, unmodified and in full force and effect.

3. This Amendment shall be effective as of the date the new Developer, Stuart Spak, took possession of Stone Gate Subdivision, namely December 23, 2013 .

IN WITNESS WHEREOF, the Developer has executed this Amendment as of the date first above written.

Witness my hand this 15th day of March, 2016.

Stuart Spak
STUART SPAK

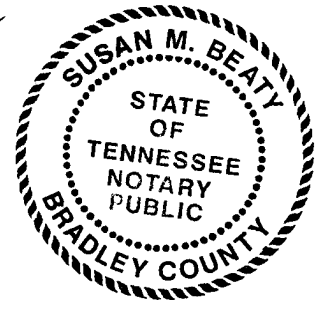
STATE OF TENNESSEE
COUNTY OF BRADLEY

On this 15th day of March, 2016, before me personally appeared Stuart Spak to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Susan M. Beaty
Notary Public

My Commission Expires: 4-20-16



BK/PG: 2365/517-518
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2 PGS:AL-RESTRICTIONS	
BONNIE BATCH: 171817	
04/12/2016 - 01:51 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDS