



**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR LEGENDS RIDGE**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ridge ("The First Amendment") made and executed this 30<sup>th</sup> day of June, 2000, by Legends Ridge, LLC, a Tennessee limited liability company ("Declarant").

**WITNESSETH:**

WHEREAS, the Declarant desires to amend the Declaration of Covenants, Conditions and Restrictions ("Declaration") for Legends Ridge of Record in Book 1411, page 405, et seq, Register's Office for Williamson County, Tennessee; and

WHEREAS, the Declarant, as authorized in Article IV (2), has the unilateral authority, without the joinder or consent of any Owner, to amend the covenants and restrictions contained in the Declaration; and

WHEREAS, the Declarant has agreed to amend the Declaration, consistent with the terms and conditions of the Agreement and Declaration of Rights entered by and among David A. Terry, Legends Ridge LLC, Legends Ridge Homeowners Association, Inc., Legends Ridge Golf and Country Club, Inc. and the Lumbermen's Investment Corporation, on the 30<sup>th</sup> day of June, 2000;

NOW, THEREFORE, in furtherance of the aforesaid purposes and interests, Declarant hereby declares this the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Legends Ridge, all of which shall be construed as covenants running with the

land, binding on all parties having or hereinafter acquiring any right, title or interest in any portion of the development and their respective heirs, successors, successors-in-title and assigns, and inure to the benefit of each of the parties.

1. Article I (4) "Athletic Club" is amended as follows:

"4. "Athletic Club" shall mean and refer to Legends Ridge Swim & Tennis, Inc. and its successors and assigns."

2. Article I (12) "Common Areas" is amended as follows:

"12. "Common Areas" shall mean and refer to all real and personal property now or hereafter owned by the Association for the common use and enjoyment of the Owners, which may include, without limitations, all roads, footpaths, bicycle paths, jogging trails, recreational facilities, guard houses, gates, boundary walls, fences and media areas. Common Areas shall also include all property designated as open space on the subdivision plats of Legends Ridge as recorded in the Register's Office, Williamson County, Tennessee."

3. Article XII (1), Annexation of Athletic Club Property, is deleted in its entirety.

4. Article XIV (7), Limitations on Amendments, is amended by deleting the last sentence of the paragraph.

5. Article XIV (11), Ownership of Athletic Club, is amended by deleting the paragraph in its entirety and inserting the following:

"11. Ownership of Athletic Club. The ownership or operational duties of the Athletic Club may change at any time and from time to time by virtue of, but without limitation, the sale to or assumption of operations by an independent entity."



6. Article XV (2), Amendment; Release of Property, is hereby amended in part by deleting the first and second sentences of the paragraph and inserting in place thereof the following:

“Any Amendment of this Declaration requires the affirmative vote of at least two-thirds (2/3) of the votes entitled to be cast by the members of the Association that are present at a duly called meeting of the Association at which a quorum is present except that Declarant retains the unilateral authority, without the joinder or consent of any Owner, to add property covered by this Declaration, until the termination of the Class B membership. For purposes of this provision, the Class B member shall be entitled to only one vote per lot owned, notwithstanding the provisions contained in Article III(4).”

7. All other provisions of the Declaration not otherwise amended herein, shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this First Amendment to the Declaration of Covenants, Conditions and Restrictions for Legends Ridge to be duly executed this the 30<sup>th</sup> day of June, 2000.

LEGENDS RIDGE, LLC, a Tennessee  
limited liability company

By: 

David A. Terry, Chief Manager

STATE OF TENNESSEE )  
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, Notary Public, David A. Terry, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of Legends Ridge, LLC, a Tennessee limited liability company, that he is authorized to executed this instrument on behalf of said company, and that he did executed this instrument on behalf of the company by signing his name as the Chief Manager of said company.

Witness my hand, at office, this 30th day of June, 2000. *(Signature)*

*(Signature)*  
Notary Public

My commission expires: 1/26/02



State of Tennessee, County of WILLIAMSON  
Received for record the 07 day of  
JULY 2000 at 12:04 PM. (RECH# 376666)  
Recorded in official records  
Book 2021 pages 288- 291  
Notebook 64 Page 202  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 18.00, Total \$ 18.00,  
Register of Deeds SADIE WADE  
Deputy Register KAREN OWENS