

THIS INSTRUMENT PREPARED BY:  
Kay B. Housch, Esq. BPR#010995  
Kay B. Housch, P.C.  
Suite 310, 222 Second Avenue North  
Nashville, Tennessee 37201

12.05  
Pamela L. Whitaker, Register  
Sumner County Tennessee  
Rec #: 494484 Instrument 606169  
Rec'd: 70.00 NBK: 89 Pg 34  
State: 0.00 Recorded  
Clerk: 0.00 6/5/2002 at 12:05 PM  
EDP: 2.00 in Record Book  
Total: 72.00  
1488 Pg 509

**SECOND AMENDED**  
**DECLARATION OF COVENANTS**  
**CONDITIONS AND RESTRICTIONS**

THIS SECOND AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS, hereinafter referred to as the "Second Amended  
Declaration", set forth and entered into as of this the 28th day of February, 2002.

WITNESSETH

WHEREAS, the undersigned are all of the Owners of lots in Winston Hills, plats  
of record in Plat Book 17, page 374 and Plat Book 18, page 96, as revised in Plat Book  
18, page 218; and

WHEREAS, said lots are encumbered by Phase One of Winston Hills (Village  
III) Declaration of Covenants, Conditions and Restrictions recorded in Record Book 982,  
page 242, Register's Office of Sumner County, Tennessee, (hereinafter referred to as the  
"Original Declaration") and First Amended Declaration of Covenants, Conditions and  
Restrictions recorded in Record Book 1025, page 799, said Register's Office ( hereinafter  
referred to as First Amended Declaration); said Original Declaration and First Amended  
Declaration are hereinafter referred to as the "Declaration"; and

WHEREAS, pursuant to Article IX, General Provisions, Section 3.Amendment,  
paragraph A. Duration and paragraph B. Supermajority Requirements, of the Original  
Declaration, the covenants and restrictions of the Declaration may be changed, modified  
or rescinded by an instrument in writing signed by not less than all of the Owners then  
eligible to vote and shall be effective upon recording of such instrument in the Office of  
the Register of Deeds of Sumner County, Tennessee; and

WHEREAS, the undersigned Owners desire to modify and amend the Declaration  
to provide for modification or amendment of the Declaration by two-thirds of the votes of  
the lot Owners at the time of the modification.

NOW THEREFORE, in consideration of the premises and Ten Dollars (\$10.00)  
and other good and valuable consideration, the receipt of all of which is hereby  
acknowledged, the Declaration is hereby modified and amended as follows:

*RT- Halo Properties, LLC*

Second Amended Declaration  
Page 2

1. Article IX General Provisions, Section 3. Amendment, paragraph A. Duration and paragraph B. Supermajority Requirements are hereby deleted in their entirety and the following is substituted in lieu thereof:

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for six (6) successive periods of ten (10) years each. This Declaration may be changed, modified, amended or terminated by an instrument in writing, setting forth such change, modification, amendment or termination, and signed by Owners having not less than seventy five percent (75%) of the votes of the Owners at the time of said change, modification, amendment or termination. Any such change, modification, amendment or termination of said Declaration shall be effective upon recording of such instrument in the office of the Register of Deeds of Sumner County, Tennessee.

2. Article IX General Provision, Section 3. Amendment, paragraph C. Subjection/ Submittal of Adjacent Property Owned by the Declarant is hereby re-numbered as Article IX General Provisions, Section 19.

This Second Amended Declaration may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the date first above written.

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Second Amended Declaration  
Page 3

Winston Hills Partner, LLC a  
Tennessee Limited Liability  
Company

By: A. D. Hale

Its: Chief Manager

Owner of Lot Nos. 129, 130, 131, 132, 133, 134, 135, 136, 137, 138,  
139, of record in Record Book 1433, page 333, Register's Office,  
Sumner County, Tennessee.

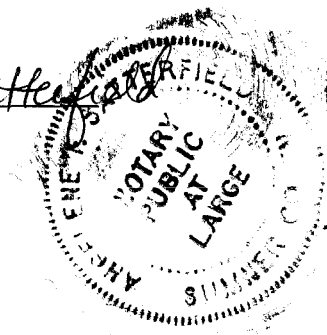
STATE OF Tennessee  
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said  
County and State, A. Denny Hale, with whom I am personally acquainted or  
proved to me on the basis of satisfactory evidence, and who acknowledged that he  
executed the within instrument for the purposes therein contained, and who further  
acknowledged that he is the Chief Manager of the maker or a constituent of the  
maker and is authorized by the maker or by its constituent, the constituent being  
authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 28 day of February, 2002.

My commission expires: 8/4/03

Angela F. Satterfield  
Notary Public



Second Amended Declaration  
Page 4

Owners of Lot No. 128, of record in Record Book 1279, page 461, Register's Office,  
Sumner Co., TN

*Jeffrey A. Waters*  
Jeffrey A. Waters

*Deborah J. Waters*  
Deborah J. Waters

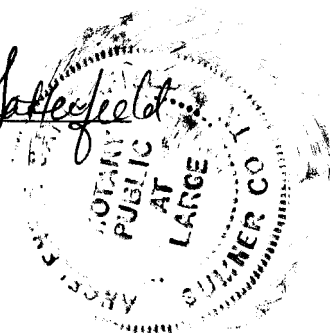
STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY A. WATERS and DEBORAH J. WATERS, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002.

My commission expires: 8/4/03

*Angela Z. Satterfield*  
Notary Public



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Second Amended Declaration  
Page 5

Owner of Lot No. 126, of record in Record Book 1279, page 455, Register's Office,  
Sumner Co., TN

Mark Williams  
Mark Williams

STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County  
and State, MARK WILLIAMS, a <sup>single</sup> married man, with whom I am personally acquainted or  
proved to me on the basis of satisfactory evidence, and who acknowledged that he  
executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002.

My commission expires: 8/4/03

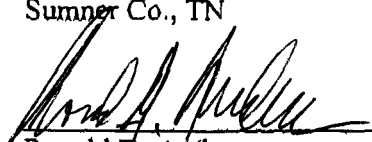
Angeline F. Whitefield  
Notary Public

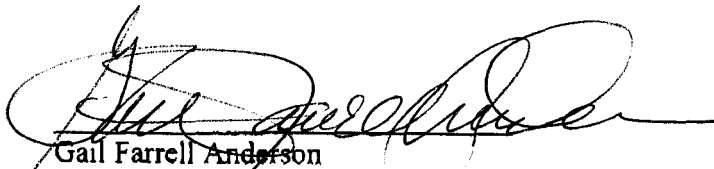


Second Amended Declaration  
Page 6

Page 514

Owners of Lot No. 100, of record in Record Book 1282, page 32, Register's Office,  
Sumner Co., TN

  
Ronald D. Anderson

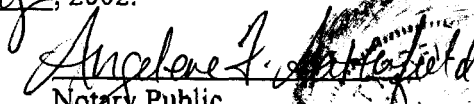
  
Gail Farrell Anderson

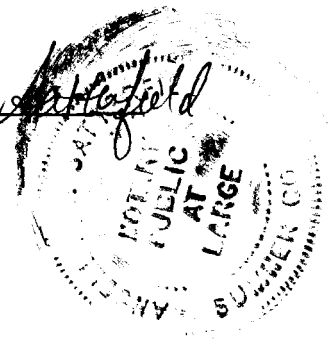
STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD D. ANDERSON and wife, GAIL FARRELL ANDERSON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002.

My commission expires: 3/4/03

  
Notary Public



Second Amended Declaration  
Page 7

Page 515

Owner of Lot No. 101, of record in Record Book 1279, page 530, Register's Office,  
Sumner Co., TN

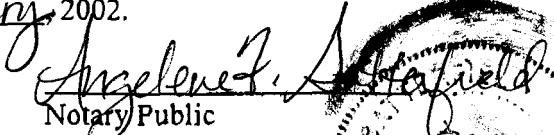
  
Deborah Holmes

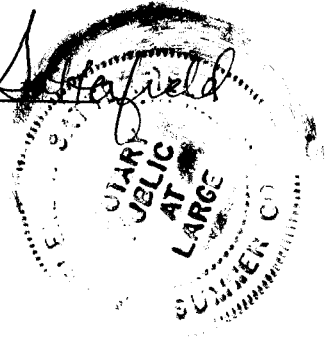
STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH HOLMES, a married woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002.

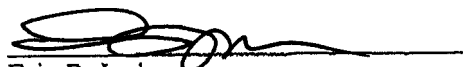
My commission expires: 8/4/03

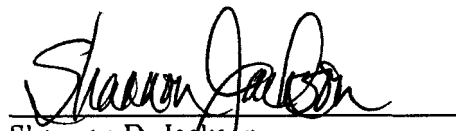
  
Notary Public



Second Amended Declaration  
Page 8

Owners of Lot No. 124, of record in Record Book 1279, page 568, Register's Office,  
Sumner Co., TN

  
Eric P. Jackson

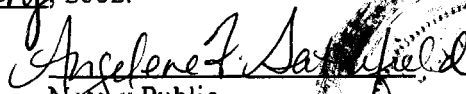
  
Shannon D. Jackson

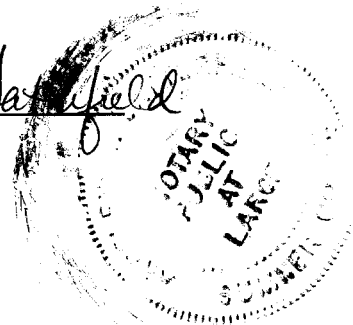
STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC P. JACKSON and SHANNON D. JACKSON, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002.

My commission expires: 8/4/03

  
Notary Public





Second Amended Declaration  
Page 9

Page 517

Owners of Lot No. 125, of record in Record Book 1279, page 486, Register's Office,  
Sumner Co., TN

William R. Murray  
William Murray

Debra L. Murray  
~~Deborah J. Waters~~  
DEBRA L. MURRAY

STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM MURRAY and DEBRA MURRAY, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

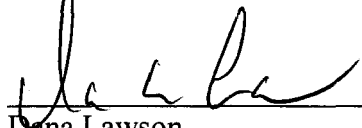
Witness my hand this 28 day of February, 2002.


My commission expires: 8/4/03

Angelene J. Safford  
Notary Public



Owners of Lot No. 51, of record in Record Book 1176, page 160, Register's Office,  
Sumner Co., TN

  
Dana Lawson

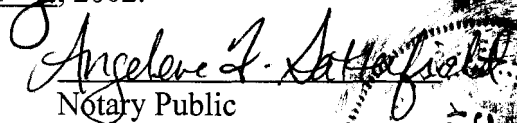
  
Julia Lawson

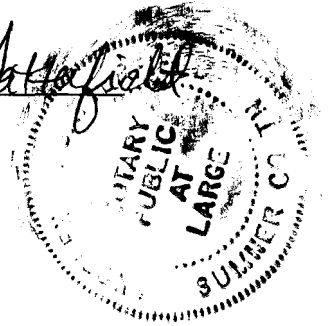
STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County  
and State, DANA LAWSON and wife, JULIA LAWSON, with whom I am personally  
acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged  
that they executed the within instrument for the purposes therein contained.

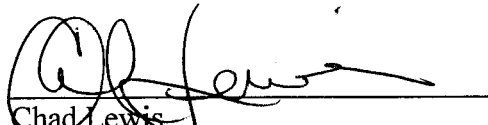
Witness my hand this 28 day of February, 2002.

My commission expires: 8/4/03

  
Notary Public



Owners of Lot No. 27, of record in Record Book 1176, page 288, Register's Office,  
Sumner Co., TN

  
Chad Lewis

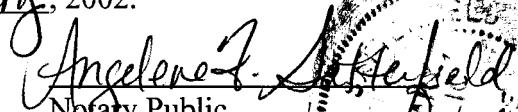
  
Lisa Lewis

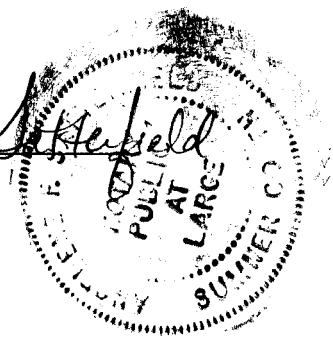
STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD LEWIS and wife, LISA LEWIS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002.

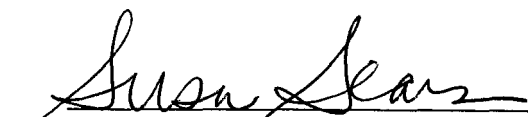
My commission expires: 8/4/03

  
Notary Public



Owners of Lot No. 52, of record in Record Book 1281, page 581, Register's Office, Sumner Co., TN, as corrected in deed of record in Record Book \_\_\_, page \_\_\_, said Register's Office.

  
\_\_\_\_\_  
Todd Sears

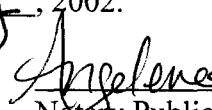
  
\_\_\_\_\_  
Susan Sears

STATE OF TENNESSEE  
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD SEARS and wife, SUSAN SEARS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of February, 2002.

My commission expires: 8/4/03

  
\_\_\_\_\_  
Notary Public

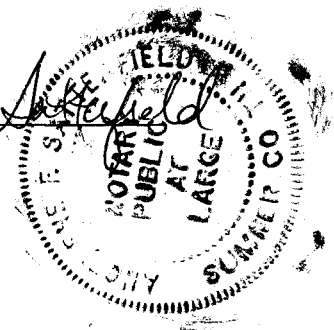


Its: Chief Manager

STATE OF Tennessee  
COUNTY OF Sumner

Witness my hand this 28 day of February, 2002.

Notary Public



HALO Properties, LLC a Tennessee  
Limited Liability Company

By: [Signature]

Its: Chief Manager

Owner of Lot Nos. 26, 28, 29, 30, 49, of record in Record Book 1433,  
page 292, Register's Office, Sumner County, Tennessee.

STATE OF Tennessee  
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said  
County and State, A. Danny Hale, with whom I am personally acquainted or  
proved to me on the basis of satisfactory evidence, and who acknowledged that he  
executed the within instrument for the purposes therein contained, and who further  
acknowledged that he is the Chief Manager of the maker or a constituent of the  
maker and is authorized by the maker or by its constituent, the constituent being  
authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 28 day of February, 2002.

My commission expires: 8/4/03

Angela J. Satterfield  
Notary Public

