



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

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VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	24.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**This Instrument Prepared By,
and When Recorded, Return to:**

Bryan K. Smith, Attorney
Pietrangelo Smith PLC
International Place - Tower II
6410 Poplar Avenue, Suite 710
Memphis, TN 38119

**AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
FINAL DEVELOPMENT PLAN, PHASE I, RESUBDIVISION OF LOT B AND LOT C
WINSTEAD FARMS
PLANNED MIXED USE DEVELOPMENT**

This Amended and Restated Declaration is made this the 21st day of August, 2020 by Renaissance Developments, LLC, a Tennessee limited liability company (“Declarant”).

RECITALS:

- A. Declarant is the owner of a certain residential subdivision development located in Lakeland, Shelby County, Tennessee, being known as a part of Winstead Farms Planned Mixed Use Development, as the same is more particularly described and set out on the Final Development Plan, Phase I, Resubdivision of Lot B and Lot C, Winstead Farms Planned Mixed Use Development, of record in Plat Book 278, Page 23 in the Register’s Office of Shelby County, Tennessee (the “Subdivision”); and
- B. Declarant caused the Declaration of Covenants, Conditions and Restrictions for Final Development Plan, Phase I, Resubdivision of Lot B and Lot C, Winstead Farms Planned Mixed Use Development to be recorded at Instrument Number 18078487 in the Register’s Office of Shelby County, Tennessee (the “Original CC&R”), and Declarant is also defined as the Declarant therein; and
- C. Declarant caused to be formed a homeowners’ association for the Subdivision, known as Final Development Plan, Phase I, Resubdivision of Lot B and Lot C, Winstead Farms Planned Mixed Use Development HOA, the charter of which is of record at Instrument Number 18085751 in the Register’s Office of Shelby County, Tennessee (the “Subdivision HOA”); and
- D. Declarant executed and cause to be recorded the Amendment to Declaration of Covenants, Conditions and Restrictions for Final Development Plan, Phase I, Resubdivision of Lot B and Lot C, Winstead Farms Planned Mixed Use Development, the same being of record at Instrument Number 18104034 in the Register’s Office of Shelby County, Tennessee (the “Amendment to the CC&R”, which together with the “Original CC&R” are the “CC&R”); and

- E. There presently exist a homeowners' association for other portions of Winstead Farms, known as Winstead Farms Homeowners Association, Inc., the charter of which is of record at Instrument Number 07119010 in the Register's Office of Shelby County, Tennessee (the "Master HOA"); and
- F. Declarant developed Phase II of the Subdivision, as more particularly described on plat thereof of record in Plat Book 282, Page 16 in the Register's Office of Shelby County, Tennessee (the "Phase II Subdivision"), which become part of the overall development known as Winstead Farms; and
- G. Declarant executed and caused to be recorded Amended and Restated Declaration of Covenants, Conditions and Restrictions, thereby adding the Phase II Subdivision as Additional Property to the Subdivision, subjecting the Phase II Subdivision to the CC&R, and subjecting all Lots in the Phase II Subdivision to the charter and bylaws of the Subdivision HOA and the Master HOA; and
- H. Declarant developed Lot A and the Commercial COS of the Subdivision, as more particularly described on the plat thereof of record in Plat Book 287, Page 2 in the Register's Office of Shelby County, Tennessee (the "Lot A and Commercial COS Subdivision"), which are to become part of the overall development known as Winstead Farms.

Accordingly, pursuant to the terms of the CC&R, the Declarant makes the following declarations and amendments:

1. The terms, covenants, conditions and restrictions of the CC&R are incorporated herein in their entirety. This Amendment and Restatement does not replace the CC&R, but is intended to add subject the Lot A and Commercial COS Subdivision thereto.
2. The Lot A and Commercial COS Subdivision is added as Additional Property to the Subdivision, and all Lots in the Lot A and Commercial COS Subdivision are hereby subject to the CC&R, the charter and bylaws of the Subdivision HOA and the Master HOA.
3. Each Owner or Owners of each Lot in the Lot A and Commercial COS Subdivision will be Members of the Subdivision HOA as provided therein, duly entitled to all rights, obligations and privileges associated with such membership.
4. Any party who purchases or otherwise acquires or comes to hold title to any Lot or Lots within the Lot A and Commercial COS Subdivision shall take such Lot or Lots subject to the terms of the CC&R, and the charter and bylaws of the Subdivision HOA and the Master HOA.
5. The Bylaws of the Subdivision HOA are hereby amended to incorporate the additional Lots in the Lot A and Commercial COS Subdivision and the Owners thereof.
6. All capitalized terms will have the meaning assigned to them herein, but if not defined herein, such terms will have the meaning assigned to them in the CC&R.

In witness whereof, the Declarant has caused this instrument to be executed and delivered by its duly authorized representative as of the day and year first above written.

Renaissance Developments, LLC
a Tennessee limited liability company

By: 
Douglas C. Swink, Manager

STATE OF TENNESSEE
COUNTY OF FAYETTE

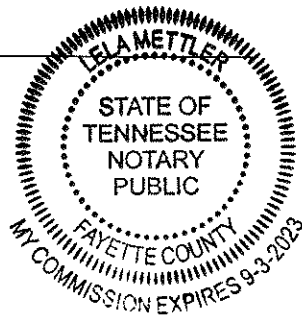
Before me, the undersigned Notary Public in and for the aforesaid jurisdiction, personally appeared Douglas C. Swink, personally known to me or proven upon satisfactory evidence to be the person described in and who executed the foregoing instrument, and who, having been first duly sworn, acknowledged himself to be the manager of Renaissance Developments, LLC, a Tennessee limited liability company, the within named bargainor, and who further acknowledged that being first duly authorized, he executed the foregoing instrument for the purposes therein contained by signing the name of the company, by himself as such manager.

Witness my hand and official seal at office, this the 26th day of August, 2020.

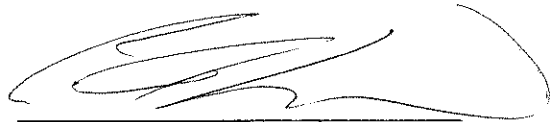


Notary Public

My Commission Expires: _____



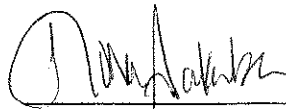
I, **Bryan K. Smith**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Bryan K. Smith

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Nora Sakaba, a notary public for this county and state, Bryan K. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

MY COMMISSION EXPIRES: _____ MY COMMISSION EXPIRES: September 20, 2021

