



*Tom Leatherwood*  
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.



**04033298**

**02/27/2004 - 02:30 PM**

**3 PGS : R - SUB RESTRICTION**

**KATHY 210120-4033298**

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	12.00
TOTAL AMOUNT	29.00

**TOM LEATHERWOOD**

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Instrument prepared by and return to:  
Ryan E. Byrne, Attorney At Law  
6465 Quail Hollow, Suite 300  
Memphis, Tennessee 38120

**SUPPLEMENTARY  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
PHASE II, LOTS 133-217 ISLAND VIEW, A PLANNED DEVELOPMENT**

THIS SUPPLEMENTARY DECLARATION, made and executed on the 10<sup>th</sup> day of Feb., 2004, by BRONZE CONSTRUCTION, LLC, a Tennessee Limited Liability, herein referred to as "Developer".

**W I T N E S S E T H :**

WHEREAS, Developer is the owner of certain real property situated in the County of Shelby, State of Tennessee, which is known as PHASE II, ISLAND VIEW, A PLANNED DEVELOPMENT which consists of 86 residential lots and common areas as shown on plat recorded in Plat Book 208 , Page 32 in the Register's Office of Shelby County, Tennessee, under Instrument No. 04002959 (herein "Plat") (as the same may be amended or rerecorded), and to which plat reference is hereby made for a more particular description of the subdivision and of the lots contained therein; a copy of such Plat is attached to this Supplementary Declaration as Exhibit "A".

WHEREAS, Developer has heretofore on the 12<sup>th</sup> day of March, 2003 filed in the Register's Office of Shelby County, Tennessee, a Declaration of Covenants, Conditions and Restrictions for Phase I, ISLAND VIEW, A PLANNED DEVELOPMENT, which Declaration was filed as Instrument Number 03048562 in said Register's Office (said Declaration being hereafter referred to as "the original Declaration").

WHEREAS, the original Declaration provided in that the property which is the subject of this Supplementary Declaration shall, at the option of the Declarant, become subject to the original Declaration at such time as Declarant shall file with the Register's Office, a Supplementary Declaration of Covenants, Conditions and Restrictions with respect thereto; and

WHEREAS, developer, by this Supplementary Declaration, and in accordance with the original Declaration, desires to subject the property referred to as Exhibit "A" to the provisions of the original Declaration and Amendments thereto.

NOW, THEREFORE, developer hereby declares that (i) the subdivision and each of the lots therein, shall be held, sold, conveyed, hypothecated, encumbered, leased, used, occupied and improved subject to the restrictions contained in the original Declaration of Covenants filed of record as Instrument Number 03048562 in the Register's Office of Shelby County, Tennessee. Developer hereby incorporates by reference in this Supplementary Declaration all terms and conditions of the original Declaration, including all Exhibits and Amendments thereto.

IN WITNESS WHEREOF, the undersigned being the developer herein, has caused these presents to be signed by the Officer duly authorized so to do the day and year first above written.

BRONZE CONSTRUCTION, LLC, a Tennessee  
Limited Liability Company

BY: 

Jeffrey L. Bronze, Chief Manager

JOINDER OF MORTGAGE

First Tennessee Bank, herein called the "Mortgagee", the holder of a Deed of Trust on the "land" described in the foregoing Supplementary Declaration of Covenants, Conditions, and Restrictions, which Deed of Trust is recorded as Instrument Numbers \_\_\_\_\_ and \_\_\_\_\_ in the Register's Office of Shelby County, Tennessee, joins in the foregoing Declaration of Covenants, Conditions and Restrictions.

First Tennessee Bank

BY: Courtney Murray  
Vice President

STATE OF TENNESSEE)  
  )SS  
COUNTY OF SHELBY )

On this 11<sup>th</sup> day of February, 2004, before me personally appeared Courtney Murray, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who, upon oath, acknowledged himself to be the Vice President of First Tennessee Bank, a National Banking Association, the within named bargainer, and that he as such Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of First Tennessee Bank by himself as such Vice President.

My Commission Expires: 8-21-07 Charlene Looney



# Exhibit B

