

This document prepared by:
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Nashville, Tennessee 37201

**SIXTEENTH SUPPLEMENTARY DECLARATION TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENT CREEK ANNEXING
THE BENT CREEK ACTIVE ADULT COMMUNITY FOR LIMITED PURPOSES**

This Instrument (the "Amendment") is made and entered into as of this 12 day of January, 2015, by **CK DEVELOPMENT, L.L.C.**, a Tennessee limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant has previously submitted certain property to the Declaration of Covenants, Conditions and Restrictions for Bent Creek recorded in Book 3422, page 804, Register's Office for Williamson County, Tennessee, as amended and supplemented as more particularly set forth in instruments of record described in the Fifteenth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for Bent Creek of record in Book 6638, page 710, Register's Office for Williamson County, Tennessee (the "Declaration"); and

WHEREAS, pursuant to Article II of the Declaration, Declarant may subject to the provisions of the Declaration additional real property by recording an amendment for that purpose, and such annexation amendment may contain such modifications to the covenants and restrictions as may be necessary to reflect a different character of the real property to be annexed;

WHEREAS, Declarant desires to annex the additional real property to be developed as the Bent Creek Active Adult Community into the Declaration for the limited purpose of allowing owners and residents of dwelling units located within the annexed property to have access to the Bent Creek pool and related facilities, and payment by the owners of lots within such annexed property of their pro rata share of pool-related expenses incurred by Bent Creek Homeowners Association (the "Bent Creek HOA") and subject to the provisions of the Declaration and Bent Creek rules and regulations relating to use of the pool and related facilities.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant being empowered so to do hereby amends the Declaration as follows:

1. Amendment. The Declaration is amended to annex the additional real property to be developed as the Bent Creek Active Adult Cottages, which is more particularly shown on the Final Plat Bent Creek Active Adult, of record in Plat Book P61, page 16, Register's Office for Williamson County, Tennessee (the "BCAA Property"); being part of the same property conveyed to CK Development, L.L.C., a Tennessee limited liability company, by deed from Nolensville Northeast, Inc., a Tennessee corporation, of record in Book 6112, page 128, said Register's Office. Such BCAA property is deemed submitted to the terms and conditions of the Declaration, but only for the limited purpose of allowing the owners of dwelling units located on the BCAA Property,

as well as their family members, tenants and invited guests, a perpetual access easement to the Bent Creek pool and related facilities (the "Pool and Facilities"), as well as a perpetual easement over and across any other common areas and open spaces of Bent Creek as reasonably necessary to access the Pool and Facilities. In exchange for such access, each owner of a lot within the BCAA property annexed hereby shall be obligated to pay annual assessments directly to Bent Creek HOA only to cover each such owner's pro rata share of expenses incurred by Bent Creek HOA for the operation, insurance, upkeep, maintenance, repair and replacement of the Pool and Facilities; provided, however, that any person holding fee simple title to a lot within the BCAA Property for purposes of development and construction of a dwelling unit and other improvements thereon to be sold to a third-party purchaser shall not be required to pay any such assessments. Bent Creek HOA shall be entitled to collect any delinquent Pool and Facility assessments from said owners in the same manner permitted for collection of unpaid assessments under the Declaration. Said owners, their family members, tenants and invited guests shall be subject to the Bent Creek HOA restrictive covenants, rules and regulations (as they may be amended from time to time) which relate only to use of the Pool and Facilities, including penalties and remedies available to Bent Creek HOA for violations of said pool-related covenants, rules and regulations. The owners of dwelling units within the BCAA Property, and other occupants of said BCAA Property shall not be subject to the terms and conditions of the Declaration or other Bent Creek HOA governing documents and shall not be obligated to pay Bent Creek HOA assessments or charges (or any portion thereof), except and to the limited extent expressly provided in this Amendment.

2. Amendment. This Amendment shall not be modified without the prior written consent of the Declarant and the Bent Creek Cottages Homeowners Association, Inc.

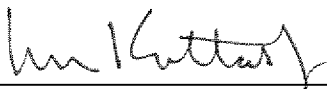
3. Ratification. The Declaration is ratified and confirmed to the limited extent set forth herein.

/SIGNATURE PAGE FOLLOWS./

IN WITNESS WHEREOF, this instrument has been executed as of the day and date first above written.

DECLARANT:

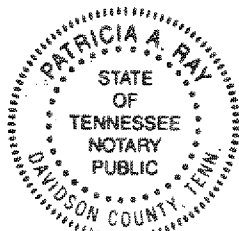
CK DEVELOPMENT, L.L.C.,
a Tennessee limited liability company

By: 
William M. Kottas, Jr., Chief Manager

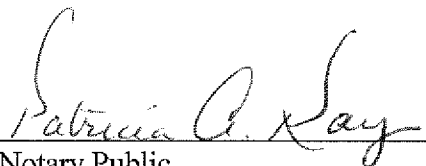
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, **WILLIAM M. KOTTAS, JR.**, 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 **CHIEF MANAGER** of **CK DEVELOPMENT, L.L.C.**, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of **CK DEVELOPMENT, L.L.C.**

WITNESS my hand, at office this 12 day of January, 2015.



My Commission Expires JULY 6, 2015


Notary Public
My Commission expires: July 6, 2015

BK: 6357 PG: 553-555	
15001142	
3 PGS:AL-RESTRICTIONS	
367778	
01/12/2015 - 01:58 PM	
BATCH	367778
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SADIE WADE	
REGISTER OF DEEDS	