



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.



19079484

08/06/2019 - 03:06:43 PM

6 PGS	
ALONZO 1902040 - 19079484	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

SHELANDRA Y FORD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

Cypress Grove

(Oak Grove PD, Phase 4)

AMENDMENT TO THE THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CYPRESS GROVE (Oak Grove PD, Phase 4)

This Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oak Grove P.D., Phase 4 (Cypress Grove) ("Declaration") is made, entered into, published and declared as of this 10th day of July, 2019, by **Crews Holdings, LLC**, a Tennessee limited liability corporation (the "Declarant") and by **Crews Corp**, a Tennessee corporation (the "Developer"), and any and all persons, firms or corporations hereinafter acquiring any of the within described property;

WITNESSETH THAT:

WHEREAS, the Declarant executed that certain Third Amended and Restated Declaration of Covenant's Conditions of record at Instrument No. 17002298, as amended by Instrument No. 18116624, as further amended by Instrument No. 19004692 ("Declaration"); and

WHEREAS, the Declarant and Developer desire to modify and amend certain provision of the said Declaration and to include the **Phase 4 Section I** in the legal description as set forth herein; and

WHEREAS, the Developer owns certain real property consisting of approximately 15.53 acres situated and lying in Shelby County, Tennessee as more particularly described in the Final Plat **Section I Oak Grove P.D. Phase 4 (Cypress Grove Section I)** recorded in the Register's Office for Shelby County at Instrument Number 19079473 and as set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the Developer has caused a plan for the development of a subdivision to be known as Oak Grove P.D. Phase 4, (Cypress Grove Section I) to be prepared for the Property, providing for the development of the Property into residential lots, the development of certain Common Areas on the Property for the use, benefit and enjoyment of the owners of the residential lots in common with one another. A copy of the Plat is attached hereto as Exhibit "B";

WHEREAS, it is to the benefit, interest and advantage of the Declarant and Developer and each and every person or other entity hereafter acquiring any interest in the Property that certain covenants, restrictions, conditions, easements, assessments, and liens governing and regulating the use and occupancy of the Property be established, fixed, set forth, and declared as covenants running with the land;

NOW, THEREFORE, in consideration of the premises, the Declarant and Developer do hereby publish and declare that said Declaration is hereby modified and amended as follows:

1. The Exhibit A Legal description is hereby amended to include the 35 lots and Common Open Space located in Phase 4 Section I, as shown on the plat of record in Plat Book 282, Page 44, in the Register's Office for Shelby County, Tennessee, to which plat reference is hereby made

for a more particular description of said property. The aforementioned property shall be conveyed subject to the terms and restrictions of the Declaration.

All other provisions of the Declaration are ratified, approved, and confirmed in all respects and except as expressly modified herein, shall remain in full force and effect.

All terms not defined in this Amendment shall have the same meanings as given them in the Declaration.

Signature page follows

IN WITNESS WHEREOF the Declarant and Developer have executed this Declaration or caused it to be executed by and through its appropriate officers.

Declarant: CREWS HOLDINGS, LLC

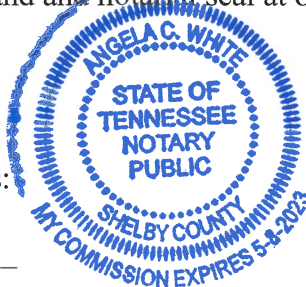
By: [Signature]

Its: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared Jason Crews, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of the Crews Holdings, LLC, a Tennessee limited liability company and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself as President.

WITNESS my hand and notarial seal at office this 31st day of July, 2019.



My Commission Expires:

5-8-2023

[Signature]
Notary Public

Developer: CREWS CORP

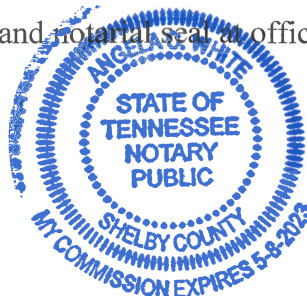
By: [Signature]

Its: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared Jason Crews, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of the Crews Corp, a Tennessee corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself as President.

WITNESS my hand and notarial seal at office this 31st day of July, 2019.



My Commission Expires:

5-8-2023

[Signature]
Notary Public

EXHIBIT A

PROPERTY DESCRIPTION OF PART OF THE COLLIERVILLE ROAD PARTNERSHIP PROPERTY
AS DESCRIBED IN INSTRUMENT 13123149 IN COLLIERVILLE, SHELBY COUNTY, TENNESSEE:-

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST LINE OF COLLIERVILLE ROAD (RIGHT OF WAY VARIES) AND THE NORTH LINE OF COMMON OPEN SPACE 'A', OAK GROVE P.D., PHASE 4, SECTION D AS RECORDED IN PLAT BOOK 267 PAGE 17; THENCE SOUTH 58 DEGREES 01 MINUTES 51 SECONDS WEST AND ALONG THE NORTH LINE OF COMMON OPEN SPACE 'A', A DISTANCE OF 68.42 FEET TO AN ANGLE POINT IN THE NORTH LINE OF COMMON OPEN SPACE 'A', THENCE SOUTH 20 DEGREES 20 MINUTES 01 SECONDS WEST AND ALONG THE NORTH LINE OF COMMON OPEN SPACE 'A', A DISTANCE OF 136.38 FEET TO A POINT IN THE NORTH LINE OF LOT 160, OAK GROVE P.D., PHASE 4, SECTION D; THENCE NORTH 86 DEGREES 44 MINUTES 17 SECONDS WEST AND ALONG THE NORTH LINE OF LOTS 160-153 A DISTANCE OF 578.14 FEET TO AN ANGLE POINT IN THE NORTH LINE OF LOT 153; THENCE NORTH 73 DEGREES 19 MINUTES 48 SECONDS WEST AND ALONG THE NORTH LINE OF LOT 153 A DISTANCE OF 78.99 FEET TO A POINT IN THE NORTH LINE OF LOT 161 OAK GROVE P.D., PHASE 4, SECTION E AS RECORDED IN PLAT BOOK 279 PAGE 41; THENCE NORTH 81 DEGREES 00 MINUTES 48 SECONDS WEST AND ALONG THE NORTH LINE OF LOT 161 A DISTANCE OF 116.83 FEET TO A POINT IN THE NORTH LINE OF LOT 162; THENCE NORTH 87 DEGREES 47 MINUTES 38 SECONDS WEST AND ALONG THE NORTH LINE OF LOTS 162, 177, 178 AND 179 A DISTANCE OF 425.04 FEET TO A POINT OF CURVATURE IN THE EAST LINE OF CYPRESS GREEN LANE (89 FEET RIGHT OF WAY); THENCE ALONG THE EAST LINE OF CYPRESS GREEN LANE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1294.50 FEET, A DISTANCE OF 279.97 FEET (CHORD= NORTH 04 DEGREES 18 MINUTES 59 SECONDS WEST, 279.42 FEET) TO A POINT OF TANGENCY IN THE EAST LINE OF CYPRESS GREEN LANE; THENCE NORTH 10 DEGREES 30 MINUTES 44 SECONDS WEST AND ALONG THE EAST LINE OF CYPRESS GREEN LANE A DISTANCE OF 168.48 FEET TO A POINT; THENCE NORTH 79 DEGREES 29 MINUTES 16 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE IN THE EAST LINE OF CYPRESS GREEN LANE; THENCE ALONG THE EAST LINE OF CYPRESS GREEN LANE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A DISTANCE OF 54.76 FEET (CHORD= NORTH 34 DEGREES 18 MINUTES 46 SECONDS EAST, 49.35 FEET) TO A POINT OF TANGENCY IN THE SOUTH LINE OF COLLIERVILLE ROAD; THENCE NORTH 79 DEGREES 08 MINUTES 17 SECONDS EAST AND ALONG THE SOUTH LINE OF COLLIERVILLE ROAD A DISTANCE OF 130.13 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF COLLIERVILLE ROAD; THENCE NORTH 80 DEGREES 44 MINUTES 52 SECONDS EAST AND ALONG THE SOUTH LINE OF A DISTANCE OF 283.49 FEET TO A POINT OF CURVATURE; THENCE ALONG THE SOUTH AND WEST LINE OF COLLIERVILLE ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 783.00 FEET, A DISTANCE OF 953.16 FEET (CHORD= SOUTH 66 DEGREES 50 MINUTES 33 SECONDS EAST, 895.39 FEET) TO A POINT OF TANGENCY IN THE WEST LINE OF COLLIERVILLE ROAD; THENCE SOUTH 31 DEGREES 58 MINUTES 09 SECONDS EAST AND ALONG THE WEST LINE OF COLLIERVILLE ROAD A DISTANCE OF 154.31 FEET TO THE POINT OF BEGINNING CONTAINING 15.53 ACRES.

DESCRIPTION PREPARED FROM RECORDS AND SUBJECT TO SURVEY.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we), CRENS CORP. (printed name), hereby certify that I am (we are) the owner(s) of the property shown and described and that I (we) adopt this plan of subdivision with my (our) free consent and dedicate all easements to the Town of Collierville and rights-of-way, streets, alleys, walks, parks and other open spaces to public and private use as shown on the plat.

Owner (signature) _____ Date _____

Title (if selling for partnership or corporation) _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ (printed name of owner), with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of _____ (printed name of subdivision), and he as such owner, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and affix my seal this, the _____ day of _____, 20____.

Notary Public

My Commission expires _____

MORTGAGEE'S CERTIFICATE

We, the undersigned, BANK OF AMERICA (printed name of mortgagee), mortgagee of the property shown, hereby agree to this plan of subdivision and dedicate the streets, rights-of-way, easements, and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any loans which have become due and payable.

Mortgagee (signature) _____ Date _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ (printed name of) _____ with whom I am personally acquainted and who, upon oath, acknowledged himself to be _____ (title) of the _____ the estate named _____ and that he executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and affix my seal this, the _____ day of _____, 20____.

Notary Public

My Commission expires _____

SURVEYOR'S CERTIFICATE

I, _____ (printed name), certify to the best of my knowledge and belief that this is a true and accurate survey of the property shown herein; that this is a Class _____ Land Survey as defined in Title 82, Chapter 12, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1.

I further certify that the survey of the lands embraced within said plat have been correctly monumented in accordance with the Subdivision Regulations of the Town of Collierville, Tennessee.

Surveyor Date _____ (Seal)

CERTIFICATE OF ADEQUACY OF ENGINEERING AND DESIGN
I, MARK T. MCGUIRE (printed name), hereby certify that the plans shown and described herein conform to the requirements set forth in the Subdivision Regulations and other applicable requirements of the Town of Collierville.

Engineer Date _____ (Seal)

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, MARK T. MCGUIRE (printed name), as registered Professional Engineer, and that I have designed the storm drainage for the OAK GROVE PHASE 4 SECTION 1 (printed name of subdivision). Neither this subdivision nor subdivision shall be affected by the storm drainage design. The character of the land use be affected by the storm drainage design.

Engineer Date _____ (Seal)

TEMPORARY BENCHMARKS		
TBM	ELEVATION	LOCATION
BM 1	343.77	CYPRESS GROVE CV 20' N OF THE 100/700 CORNER
BM 2	345.29	CYPRESS GROVE CV 5' EAST OF THE 100/700 CORNER
BM 3	344.20	CENTER OF CYPRESS GROVE CV 61A-06-54C

CERTIFICATION OF DECLARATION OF COVENANTS AND RESTRICTIONS AND MAINTENANCE OF COMMON AREAS AND FACILITIES

"Declaration of Covenants and Restrictions", applicable to the Subdivision, are hereby incorporated and made a part of this plat.

All common areas, facilities, and amenities shall be owned and maintained by the Homeowners' Association (HOA) as described in Instrument # _____.

I, _____ (printed name), hereby certify that I am the owner of the property shown and shall be responsible for the maintenance of such areas until maintenance responsibility is transferred to the Homeowners' Association (HOA).

Owner Date _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ (printed name of owner), with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of _____ (printed name of subdivision), and he as such owner, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and affix my seal this, the _____ day of _____, 20____.

Notary Public

My Commission expires _____

PLANNING COMMISSION CERTIFICATE

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations, for Collierville, Tennessee, including any variances, if any, approved by the Planning Commission and that it has been approved for recording in the Shelby County Register's Office.

Secretary, Planning Commission Date _____

Town Engineer Date _____

Town Planner Date _____

BOARD OF MAYOR AND ALDERMEN CERTIFICATE

I, _____ (printed name of mayor), do hereby certify that all required improvements have been installed or that a security or other collateral in sufficient amount to assure completion of all required improvements has been posted for the subdivision shown on this plat and are hereby approved by the Town of Collierville, Tennessee.

Mayor, Town of Collierville Date _____

FINAL PLAT
OAK GROVE P.D.
PHASE 4, SECTION 1
COLLIERVILLE, TENNESSEE
DISTRICT 2 - MAP BLOCK 44 - PARCELS 89 AND 97
EXISTING ZONING: R-1 PLD
TOTAL AREA: 15.53 ACRES
35 LOTS
DATE: JUNE 26, 2019 SCALE: 1" = 100'
DEVELOPER: CRENS CORP.
3225 CENTRE OAK WAY, SUITE 101
GERMANTOWN, TN 38138

McGuire Engineering
Civil Engineering - Land Planning
306 ADD CORTY LN COLLEEVILLE, TN 38017
PHONE: 901.824.3400 FAX: 901.824.3410