

INSTRUMENT PREPARED BY:

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**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND  
PROVISIONS FOR HOMEOWNER'S ASSOCIATION FOR: STEEPLECHASE  
SUBDIVISION**

**Addition of STEEPLECHASE SUBDIVISION, SECTION 2B**

The undersigned, Crosswynd Partners, is the Developer and Owner of all of the lots in the new Section of Steeplechase Subdivision, designated as Section 2B, a plat which is recorded in Plat Cabinet E at Slide bb in the Register's Office of Gibson County, Tennessee. The Declarant, Developer and Owner hereby declares and imposes upon each Lot in the Steeplechase Subdivision, Section 2B, the Declaration of Covenants, Conditions, Restrictions and provisions for Homeowner's Association for: Steeplechase Subdivision for Steeplechase Subdivision as recorded in Record Book 1029 at page 1935 in the Register's Office of Gibson County, Tennessee, in its entirety with the following modification:

DELETE Article VII, Restrictions, Paragraph 3 in its entirety and in its place insert the following:

"3. Any dwelling erected on any residential lot shall have an interior heated floor area (whether single-level or split) of at least 1,600 square feet, said minimum interior heated floor area to be exclusive of all areas within open porches, breezeways, garages and accessory buildings; provided however, that a one and one-half (1-1/2) or two (2) story dwelling may have a minimum interior heated ground floor area of 1000 square feet if such one and one-half (1-1/2) or two (2) story dwelling has a total interior heated floor area (exclusive of open porches, breezeways, garages and accessory buildings) of at least 1,600 square feet."

IN WITNESS WHEREOF, the undersigned the Declarant herein, has cause and this instrument to be executed by and through its duly authorized officials, this the 8<sup>TH</sup> day of NOVEMBER, 2022.

Barbara L Davidson, Register	
Gibson County	
Rec #: 177229	Instrument #: 221059
Rec'd: 10.00	Recorded
State: 0.00	11/10/2022 at 10:34 AM
Clerk: 0.00	in Record Book
Other: 2.00	1085
Total: 12.00	PGS 2655-2656

DECLARANT:

CROSSWYND PARTNERS  
a Tennessee General Partnership

BY:

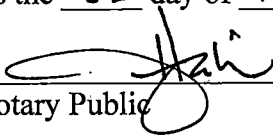
  
R. Joel McAlexander, General Partner

STATE OF TENNESSEE )  
COUNTY OF MADISON )

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared R. Joel McAlexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of Crosswynd Partners, a Tennessee General Partnership, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be Partner of Crosswynd Partners, the within named bargainers, and he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS MY HAND and official Seal on this the 8<sup>th</sup> day of November, 2022.

My Commission Expires: 10.22.25

  
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Notary Public

