

INSTRUMENT PREPARED BY:

Charles Patterson

Attorney at Law

1023 Old Humboldt Road

Jackson, TN 38305

**WESTHAVEN SUBDIVISION  
SECTION 3  
DECLARATION OF RESTRICTIVE COVENANTS,  
HOMEOWNERS ASSOCIATION AND BYLAWS**

The undersigned, McAlexander Family Partners, a Tennessee General Partnership now composed of Shane Eric McAlexander, Trustee of the Shane Eric McAlexander Trust and Ralph Joel McAlexander, Trustee of the Ralph Joel McAlexander Trust, is the Developer and Declarant of all of the Lots in the Westhaven Subdivision, Section 3, a plat of which appears of record in Plat Book 11 at page 977 in the Register's Office of Madison County, Tennessee, does hereby declare and impress upon each lot in Westhaven Subdivision, Section 3, the following Restrictive Covenants and Homeowners Association ByLaws, with the modifications outlined below:

Declaration of Covenants, Conditions, Restrictions and Provisions for Homeowner's Association for Westhaven Subdivision, a Planned Residential Subdivision of record in Trust Deed Book 2100 at page 30 in the Register's Office of Madison County, Tennessee, which originally applied to the initial Westhaven Subdivision.

This document shall apply to each and every lot in Westhaven Subdivision, Section 3, as fully as if copied verbatim in each deed to each lot, with the following revisions below, which shall supersede the original Declaration as to Section 3:

Revisions to Restrictions for Lots in Westhaven Subdivision, Section 3 are as follows:

As to lots in Section 3, Westhaven Subdivision, Article VIII, Restrictions, No. 3 should be revised to read as follows:

Any dwelling erected on any residential lot, in Section 3, shall have an interior heated floor area (whether single-level or split) of at least 2,500 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 1,200 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 2,500 square feet.

The Developer and Declarant expressly retains the right to Amend or Modify these Restrictions for Westhaven Subdivision, Section 3 until all lots have been sold in Section 3, so long as in the

Developer and Declarant's sole judgement the Amendment or Modification is conducive to the proper and orderly development of Section 3.

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 19<sup>th</sup> day of July, 2022.

DECLARANT:

McAlexander Family Partners,  
a Tennessee General Partnership

BY:

Ralph Joel McAlexander  
Ralph Joel McAlexander, Trustee of the  
Ralph Joel McAlexander Trust, Partner

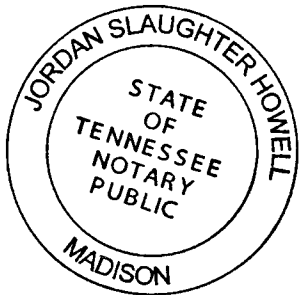
STATE OF TENNESSEE)  
COUNTY OF MADISON)

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, the within named Ralph Joel McAlexander, Trustee of the Ralph Joel McAlexander Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged Partners of McAlexander Family Partners, the bargainor, and that they as such Partners executed the forgoing instrument for the purpose therein contained, by signing the name of the Partnership as Partners.

WITNESS MY HAND and Official Seal on this the 19 day of July, 2022.

My Commission Expires: 1.21.24

Jordan Slaughter Howell  
Notary Public



Tennessee Certification of Electronic Document

I, Ryan L. Richardson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/19/2022 (date of document).

*Ryan L. Richardson*  
Affiant Signature

07/21/2022

Date

State of Tennessee  
County of Madison

Sworn to and subscribed before me this 21 day of July, 2022.

*Kalynn Kee*  
Notary's Signature

MY COMMISSION EXPIRES: 01/22/2025

NOTARY'S SEAL



BK/PG: T2203/389-391  
22009793

3 PGS : RESTRICTIONS	
MARIE RAY - 248416 - 22009793	
07/21/2022 12:45 PM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	2.00
TOTAL AMOUNT	19.00

STATE of TENNESSEE, MADISON COUNTY

ANGIE BYERS

REGISTER OF DEEDS