

This instrument prepared by:
River Downs HOA
Dennis Quartermane, President
120 Sanire Dr.
W. Hixson, TN 37128

Heather Dawbarn, Register
Rutherford County Tennessee
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AMENDMENTS TO RESTRICTIVE COVENANTS AND BY-LAWS OF RIVER
DOWNS SUBDIVISION, SECTIONS I & II, 13th CIVIL DISTRICT OF RUTHERFORD
COUNTY, TENNESSEE

The undersigned, consisting of 51% of the homeowners of River Downs Subdivision
Section I and Section II, Phases I & II, have approved this instrument hereby amending the
Restrictive Covenants and By-Laws of record in Deed Book 632, Page 764, Deed Book
655, Page 49, Deed Book 67, Page 186, Record Book 947, Page 3021 of the Register's
Office of Rutherford County, Tennessee:

Non-Permanent Storage Shed Policy

PLEASE NOTE: These parameters are intended to provide conformity in the
neighborhood – each request for approval is considered on an individual basis and subject to
the Architectural Review Committee process.

Allotment: Only one storage building is permitted per lot.

Footprint: The maximum footprint of the storage shed is 250 square feet. No shed shall
exceed one story in height.

Placement: On all lots except corner lots, (which will be reviewed on a case-by-case basis)
all storage sheds must meet one of the following parameters to be approved:

- Placed behind an approved enclosed privacy fence that is at least 6 feet high. The
privacy fence must be behind the front of the house, originate from a corner of the
house and be maintained in good order.
- If not behind a fence, then the shed must be placed behind the rear footprint of the
primary residence (meaning it falls within the shadow of the structure). No
placement to the left or right corner lines of the primary structure will be approved.

(The intent of these parameters is to limit the visibility of the storage shed from the front
street view.)

Entry Door: Approved storage buildings must have hinged, swing open doors - Pull down,
garage style doors are not permitted.

Construction Materials: All storage buildings shall be of wood framed construction with
exterior siding that is vinyl, concrete board (commonly called Hardie-Board) or engineered
wood.

Roof: The storage shed must have a shingled roof (asphalt or metal) with a gabled pitch (A-
frame roof).

Exterior Color: All storage buildings should be painted a neutral color which aesthetically
matches the neighborhood.

Appearance & Upkeep: A tidy perimeter is to be maintained around all exterior walls - No
items may be propped up or stored against any of the exterior sides of the building.

Existing CC&R subsections hereby amended in accordance with the proposal above:

#23 - Add "permanent" immediately after "place any dwelling," and before "outbuilding"
so the subsection will read: "No lot owner may construct or place any dwelling, permanent
outbuilding, clothesline, satellite dish..."

#14 - Add "or temporary storage structure" to the first sentence immediately following "No
building..." so the subsection will read: "No building or temporary storage structure shall
be constructed or maintained on any lot..."

EFFECTIVE this the 6th day of July, 2024 and executed by:

By: [Signature]

Dennis Quartermare

President, River Downs HOA

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally, appeared before me the undersigned authority, a Notary Public in and for said county and state, Dennis Quartermare, to execute this instrument.

WITNESS MY HAND and the official seal in my office in Murfreesboro, Tennessee this the 6th day of June, 2024.

Samir Atwan

NOTARY PUBLIC

My Commission Expires: 11-28-2026

