

Valhalla CCR & Amendment Summary

Plain-Language Buyer Overview | 730 Valhalla Lane, Brentwood, TN

Important Disclaimer: This document is a simplified summary prepared for general marketing and buyer convenience only. It is not a legal interpretation, title opinion, or substitute for the complete recorded Covenants, Conditions and Restrictions, amendments, plats, HOA rules, architectural guidelines, and any other governing documents. Buyers should read and understand the full CCRs and amendments, verify all restrictions with the HOA/Association, title company, county, and/or legal counsel, and rely only on the recorded documents and professional advice before purchasing or building.

**Source Documents
Reviewed**

2007 Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Valhalla, recorded at Book 5021, Pages 772-777. The amendment references the original 1997 Declaration and a prior amendment. This summary focuses on the documents provided for review.

Key Buyer Takeaways

- **Valhalla is a restricted residential community.** The amendment states the Valhalla property contains approximately 68.891 acres and was ultimately divided into 12 lots, all subject to the Valhalla covenants.
- **Minimum home size applies.** Any residence built on each lot must contain at least 3,000 heated square feet. Garages and porches do not count toward this minimum.
- **Architectural/Association oversight exists.** The Association, acting through the Architectural Committee, may prescribe and approve the type of mailbox to be installed for each lot. Buyers should verify all current architectural approval requirements before designing or building.
- **Construction timeline is important.** Once construction of a residence begins, the owner must proceed to completion within a commercially reasonable time and no later than 24 months from commencement.
- **Potential Association remedy for incomplete construction.** If an owner fails to complete the residence within the required timeframe, the Association may have the right, but not the obligation, to repurchase the lot for the original purchase price.
- **Other restrictions still apply.** The amendment confirms that all other covenant provisions not specifically changed by the amendment remain in effect. Buyers should review the original Declaration and all amendments before purchasing.

What This Means in Practical Terms

Topic	Plain-Language Meaning for Buyers
Home Size	A future residence must meet the 3,000 heated square foot minimum, excluding garages and porches.
Design & Uniformity	The community has architectural/association controls intended to preserve uniformity and estate character. Buyers should confirm current approval steps before construction.
Build Timeline	After starting construction, the residence should be completed within 24 months.
Due Diligence	The original CCRs, all amendments, plat notes, HOA/association rules, dues, architectural guidelines, and county requirements should be reviewed before closing.

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Buyer Due Diligence Checklist

Before making final plans to purchase, design, or build, buyers should confirm the following items directly from the full recorded documents, HOA/Association, title company, surveyor, county officials, and/or legal counsel.

Recorded Document Review

- Original Declaration of Protective Covenants, Conditions and Restrictions for Valhalla.
- All recorded amendments, including the 2007 amendment summarized here.
- Applicable recorded plats, easements, setbacks, access easements, and utility easements.
- Any current HOA/Association rules, design guidelines, bylaws, policies, or fee schedules.

Architectural & Construction Review

- Minimum heated square footage and any current design standards.
- Required Architectural Committee or Association approvals before construction.
- Mailbox standards and any required exterior material, driveway, landscaping, lighting, or site-plan requirements.
- Construction commencement and completion rules, including the 24-month completion timeline after construction begins.

Site & Building Feasibility

- Final building envelope, topography, driveway design, drainage, and site-preparation costs.
- Utility locations, tie-in requirements, water, sewer, electric, and any underground utility considerations.
- County building permit requirements and any applicable Williamson County Planning Commission approvals.
- Survey, boundary, setback, easement, and title matters.

Ownership Costs & Governance

- Current HOA/Association dues, assessments, transfer fees, or other recurring charges.
- Association rights, remedies, enforcement procedures, and any current management contacts.
- Insurance, maintenance responsibilities, private road obligations, and common-area responsibilities, if applicable.

Public-Facing Summary Statement

Valhalla is a gated estate-style Brentwood community with recorded covenants designed to preserve residential character, design consistency, and long-term property quality. The provided amendment highlights a 3,000 heated square foot minimum residence size, Association/Architectural Committee involvement for certain uniformity standards, and a requirement that construction be completed within 24 months after commencement. Buyers should review the complete CCRs and all amendments during due diligence.

Note: This summary intentionally uses plain language and does not include every provision, exception, definition, enforcement mechanism, or legal effect that may appear in the full recorded documents. In the event of any conflict between this summary and the recorded documents, the recorded documents control.

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