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This Instrument Prepared By:
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# MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME OF PARK CIRCLE CONDOMINIUMS



THIS MASTER DEED, made and executed this 13TH day of March, 1986, by Marshall I. Karr, Trustee, with full power to mortgage, sell, transfer and convey, without the joinder of any beneficiary or other party (hereinafter referred to as the "Declarant");

WITNESSETH:

WHEREAS, Declarant holds legal title, for the account of Park Circle, Ltd., a Tennessee limited partnership, to a certain tract or parcel of real estate located in the City of Nashville, County of Davidson, State of Tennessee, and more particularly described in Exhibit A, which is attached hereto and made a part hereof by reference (the "Land"); and

WHEREAS, it is contemplated that certain improvements will be constructed on the Land for residential use; and

WHEREAS, this entire residential community comprising the Land and improvements to be constructed thereon is herein called PARK CIRCLE CONDOMINIUMS, a plan of which is attached hereto as Exhibit B and made a part hereof by reference (the "Plan"); and

WHEREAS, it is the desire, intent and purpose of Declarant, by this Master Deed, to submit the Land, together with all structures, improvements and other permanent fixtures hereafter erected thereon and all rights and privileges belonging or in any wise appertaining thereto, to a horizontal property regime as allowed and permitted by the Tennessee Horizontal Property Act, Tennessee Code Annotated §§ 66-27-101, et seq., as now or hereafter amended (the "Act"), and to establish a "condominium project" in which each individual unit may be and shall be owned, possessed, sold, conveyed and encumbered as if it were sole and entirely independent of the other units in the condominium buildings and in which the unit owner has an exclusive ownership of his unit and has a common right to share with other unit owners in the common elements of the land and buildings not constituting an individual unit; and

WHEREAS, Declarant desires, but shall not be required, to submit all or part of certain contiguous and adjacent real estate (the "Future Development Parcels") to the provisions of the Act and, if so submitted, the same may be incorporated within the development of PARK CIRCLE CONDOMINIUMS as an

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additional phase or phases, subject to all of the provisions of this Master Deed; and

WHEREAS, Declarant is further desirous of establishing for his own benefit and for the mutual benefit of all future owners or occupants of the Land and improvements thereon and/or the Future Development Parcels (if so annexed), or any part thereof, certain easements and rights in, over and upon the property and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof; and

WHEREAS, Declarant desires and intends that the several owners, mortgagees, occupants and any other persons hereafter acquiring any interest in the Land and improvements thereon and/or the Future Development Parcels (if so annexed) shall at all times enjoy the benefits of, and shall hold their interests subject to, the rights, easements, privileges and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspect of such property and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness thereof;

NOW, THEREFORE, for and in consideration of the premises and in consideration of the reliance hereon by the purchasers of individual units and of their purchase of individual units pursuant hereto, and as authorized by the Act, Declarant, for himself and his successors and assigns, does declare, covenant, establish and confirm unto his grantees and unto their heirs, successors and assigns, as well as to any and all other persons hereafter having or acquiring any interest of any nature whatsoever in or to any part of the Land and improvements to be constructed thereon, as follows:

## ARTICLE I
## DEFINITIONS

Section 1. Unless otherwise stated herein, all words and phrases used in this Master Deed shall have the definitions given in the Act.

Section 2. "Association" shall mean Park Circle Condominiums Association, Inc., a Tennessee not-for-profit corporation, a copy of the Charter of which is attached hereto as Exhibit C and made a part hereof by reference. The members of the Association shall be the Unit Owners, who shall automatically be and become members thereof as an incident of Unit Ownership. The Association, through its Board of Directors, shall be responsible for and govern the

administration and operation of the Property and shall be the "council of co-owners" defined in the Act.

Section 3. "Building" or "Buildings" shall mean the building or buildings located on the Land and forming part of the Property and containing the Units, as shown by the Plan.

Section 4. "By-Laws" shall mean the By-Laws of the Association attached hereto as Exhibit D and made a part hereof by reference, which shall govern the administration of the Property.

Section 5. "Common Elements" shall mean and include General Common Elements and Limited Common Elements as those terms are defined herein.

Section 6. "General Common Elements" shall mean all of the Property, except the Units, and shall include, but shall not be limited to, the Land, foundations, main walls, roofs, stairways, entrances and exits or communication ways, yards, gardens, all compartments or installations of central services such as power, light, gas, cold and hot water, reservoirs, water tanks and pumps, and the like, garbage incinerators and, in general, all devices or installations existing for common use, paved parking areas, pipes, ducts, electrical wiring and conduits (except pipes, ducts, electrical wiring and conduits situated entirely within a Unit and serving only said Unit), public utility lines, structural components of the Buildings, outside walks and driveways, roadways, landscaping, swimming pool, recreational facilities, and all other portions of the Property, except the individual Units.

Section 7. "Limited Common Elements" shall mean those portions of the General Common Elements designated herein for the exclusive use of one (1) or more Units to which they are assigned, but fewer than all of the Units, which will serve exclusively the Unit(s) to which they are assigned.

Section 8. "Person" shall mean an individual, firm, corporation, partnership, trust or other legal entity capable of holding title to real property.

Section 9. "Property" shall mean the Land described in Exhibit A to this Master Deed, and all improvements and structures erected, constructed or contained therein or thereon, including the Buildings, and all easements, rights and appurtenances belonging thereto, and all fixtures, equipment and furnishings intended for the mutual use, benefit or enjoyment of the Unit Owners.

Section 10. "Unit" shall mean a part of the Property, including one (1) or more rooms and occupying one (1) or more floors or a part or parts thereof, designed or intended for independent use as a residential dwelling or such other incidental uses permitted by this Master Deed, as set forth on the Plan. Each Unit shall consist of the space enclosed and bounded by the interior surfaces of the perimeter walls, floors and ceilings of such Unit as shown on the Plan. Notwithstanding the foregoing, in order to more precisely define the boundaries of a Unit, the following shall govern in determining whether an item is part of the Unit, a Limited Common Element, or a portion of the General Common Elements:

(i) All lath, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, carpet, windows, exterior doors, finished flooring and any other materials constituting any part of the finished surfaces of the upper, lower and vertical boundaries, are part of the Unit, and all other portions of the walls, floors or ceilings constituting part of such boundaries are part of the Common Elements.

(ii) If any chute, flue, duct, wire, conduit or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the General Common Elements is part of the General Common Elements.

(iii) Subject to the provisions of the immediately preceding subsection (ii), all spaces, interior partitions and other fixtures and improvements within the boundaries of a Unit are part of the Unit.

(iv) All air conditioning and heating equipment, screens, patios, balconies, decks and all other fixtures designed to serve a single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit.

Section 11. "Unit Owner" shall mean the Person whose estates or interests, individually or collectively, aggregate fee simple absolute ownership of a Unit. Declarant shall be deemed to be a Unit Owner so long as he is the owner or holder of title to any Unit.

Section 12. "Unit Ownership" shall mean a part of the Property consisting of one (1) Unit and the undivided interest in the Common Elements appurtenant thereto.

ARTICLE II
ESTABLISHMENT OF HORIZONTAL PROPERTY REGIME

Section 1. The Land and improvements to be constructed thereon shall be and are herewith constituted and established as a condominium project and a horizontal property regime as defined in and as authorized by the Act and shall continue as such forever, unless terminated in the manner hereinafter provided.

Section 2. Each Unit in the Buildings may be and shall be individually transferred, conveyed and encumbered and shall be the subject of ownership, possession, mortgage or sale and of all types of juridic acts inter vivos or mortis causa as if it were sole and entirely independent of the other Units in the Buildings, and the corresponding individual title and interest with respect to each Unit shall be recordable. In any deed, mortgage, lease or other instrument of conveyance or encumbrance of, or by which a lien is created upon, any interest or estate in a Unit or Units within the Buildings, it is sufficient to describe any such Unit or Units by setting forth the name of the Property, PARK CIRCLE CONDOMINIUMS, the identifying number or symbol of the Unit as it appears on the Plan, and the numbers of the volumes and initial pages of the records in the Register's Office for Davidson County, Tennessee.

Section 3. A Unit Owner shall have an exclusive ownership of his Unit and shall have a common right to share with other Unit Owners in the Common Elements of the Property. Each Unit Owner may use the elements held in common in accordance with the purposes for which they are intended. Any transfer, conveyance or encumbrance of an individual Unit, whether by deed, mortgage, last will and testament, inheritance or otherwise, shall be deemed also to transfer, convey or encumber the undivided interest of the Unit Owner in the Common Elements belonging to and appertaining to said Unit, without specifically or particularly referring to the same. No Unit Owner, whether by deed, mortgage, last will and testament, inheritance or otherwise, shall have any right to transfer, convey or mortgage his Unit without also transferring, conveying or mortgaging as an incident thereto his undivided interest in the Common Elements; conversely, no Unit Owner shall have any right to transfer, convey or mortgage any part of his undivided interest in such Common Elements without also transferring, conveying or mortgaging his Unit to which his undivided interest in such Common Elements is incident.

Section 4. Any Unit may be held and owned by one (1) Person or by more than one (1) Person, as tenants in common, as tenants by the entirety, or in any other real estate tenancy

relationship now or hereafter recognized under the laws of the State of Tennessee.

Section 5. The Common Elements shall remain undivided and shall not be the object of an action for partition or for division of co-ownership by judicial proceedings or otherwise.

Section 6. Each Unit Owner, his heirs, personal representatives, successors and assigns shall, at all times, comply with the provisions and requirements of this Master Deed, the By-Laws and all amendments thereof, and shall promptly pay, when due, all assessments and his pro rata share of the expenses of administration and of maintenance and repair of the Common Elements. Failure to comply with any such provision or requirement or failure to make any such payment shall be grounds for foreclosure of the lien securing payment of the sum due or for an action to enforce the lien securing or to recover the sum due, for damages and/or for injunctive relief as hereinafter provided.

Section 7. Each and all of the rights, privileges and benefits and each and all of the duties, burdens, requirements and restrictions contained in the Act, resulting from the establishment of a horizontal property regime in accordance therewith, shall be applicable to the Land and improvements to be constructed thereon and to each Unit Owner, both with respect to his Unit and to his undivided interest in the Common Elements, except to the extent that any express contrary provision is validly made in this Master Deed or in the By-Laws forming a part hereof, and to that end, the Act is incorporated herein by reference as fully as though set out herein in full.

## ARTICLE III
## DESCRIPTION OF LAND AND BUILDINGS

Section 1. The Plan sets forth the areas, locations and other data as required by the Act, including (a) the Land and its exterior boundaries; (b) the Buildings; and (c) each Unit of the Buildings.

Section 2. Declarant reserves the right to amend the Plan upon completion of constructon of the Units if necessary in the opinion of Declarant to reflect any difference in the Units and Common Elements as constructed and as shown on the Plan or to correct any clerical or typographical errors.

## ARTICLE IV
## DESCRIPTION AND NUMBER OF UNITS

Section 1. Within the Buildings shall be situated fifty-one (51) separate individual Units, all for residential purposes. Each Unit is identified on the Plan by a distinguishing number or other symbol. The legal description of each Unit shall refer to such identifying number or symbol.

Section 2. The ownership of undivided interests in the Common Elements shall not be separated from the Units to which they appertain and shall be deemed to be conveyed or encumbered or released from liens with the Units even though such interests are not expressly mentioned or described in the conveyance or other instrument.

## ARTICLE V
## DESCRIPTION OF GENERAL COMMON ELEMENTS

Section 1. All General Common Elements are subject to the joint use and enjoyment of each and all of the Unit Owners.

Section 2. Without in any way limiting the generality of the above definition of General Common Elements, the said General Common Elements shall include, without limitation:

Each and all of those applicable general common elements enumerated and defined in Tennessee Code Annotated §§ 66-27-102(a)(7), paragraphs (A) through (G) thereof; each and all of the General Common Elements shown on the Plan; each and all of the Land, foundations, main walls, roofs, stairways, entrances and exits or communication ways, yards, gardens, all compartments or installations of central services such as power, light, gas, cold and hot water, reservoirs, water tanks and pumps, and the like, garbage incinerators and, in general, all devices or installations existing for common use, paved parking areas, pipes, ducts, electrical wiring and conduits (except pipes, ducts, electrical wiring and conduits situated entirely within a Unit and serving only said Unit), public utility lines, structural components of the Buildings, outside walks and driveways, roadways, landscaping, swimming pool, recreational facilities, and all other portions of the Property designated as General Common Elements herein and on the Plan, except the individual Units.

Section 3. The undivided right, title and interest of each Unit Owner, as an incident and appurtenance to his ownership of such Unit, in the Common Elements (excepting always the individual Units, as above described and as shown on the Plan) and his pro rata share of expenses and assessments

and his undivided interest in the Common Elements and in the funds and property held by the Board of Directors of the Association, shall be in the percentages set forth in Exhibit E.

## ARTICLE VI
## OWNERSHIP OF THE COMMON ELEMENTS

Section 1. Each Unit Owner shall be entitled to the percentage of ownership in the Common Elements set forth opposite the respective Units in Exhibit E hereto. The aforesaid percentages of ownership interest shall remain constant unless hereafter changed by recorded Amendment to this Master Deed consented to in writing by all Unit Owners and the beneficiaries of all deeds of trust or mortgages encumbering the Units, or as permitted by Article VII hereof.

Section 2. The ownership interests in the Common Elements shall be undivided interests, and the Common Elements shall be owned by the Unit Owners as tenants in common in accordance with their respective percentages of ownership set forth in Exhibit E. The ownership of each Unit and of the Unit Owner's corresponding percentage of ownership interest in the Common Elements shall not be separated.

## ARTICLE VII
## RESERVATION OF RIGHT TO ANNEX ADDITIONAL PROPERTY

Section 1. Declarant hereby reserves the right from time to time, within five (5) years of the date of recording of this Master Deed, to annex and add to the Property, and thereby to add to the plan of condominium ownership created by this Master Deed, all or any portion of the Future Development Parcels. The portion of the Future Development Parcels so annexed and added shall be governed in all respects by the provisions of this Master Deed. No rights of any character whatsoever within the Future Development Parcels shall attach to any Unit Owner, except as to that portion described in any recorded amendment to this Master Deed annexing and adding such portion to the Property as part of the plan of condominium ownership created hereby.

Section 2. In furtherance of the foregoing, a power coupled with an interest is hereby granted to Declarant, his successors, assigns or designees, as attorney-in-fact, to shift the percentages of ownership interest in the Common Elements appurtenant to each Unit to the percentages set forth in each such amendment to this Master Deed recorded pursuant hereto. Each deed, mortgage or other instrument with respect to a Unit

and the acceptance thereof shall be deemed to be a grant and acknowledgment of and consent to such power to each of said attorneys-in-fact and shall be deemed to reserve to each of them the power to shift and reallocate from time to time the percentages of ownership interest in the Common Elements appurtenant to each Unit to the percentages set forth in each such recorded amendment to this Master Deed.

Section 3. Each Unit Owner, by acceptance of a deed thereto, and each mortgagee, by acceptance of a deed of trust or mortgage thereon, shall be deemed to have acknowledged, consented and agreed that the percentage of ownership interest in the Common Elements appurtenant to each Unit shall automatically be shifted and reallocated to the extent set forth in each such recorded amendment to this Master Deed and that, upon the recording of each such amendment to this Master Deed, the amount by which such percentage of ownership interest in the Common Elements appurtenant to a Unit is reduced, as set forth therein, shall thereby be and be deemed to be released and divested from such Unit Owner or mortgagee and reconveyed and reallocated among the other Unit Owners and mortgagees as set forth in each such recorded amendment hereto.

Section 4. Each Unit Owner, by acceptance of a deed thereto, and each mortgagee, by acceptance of a deed of trust or mortgage thereon, shall be deemed to have further acknowledged, consented and agreed that the percentage of ownership interest in the Common Elements appurtenant to each Unit shall include and be deemed to include any additional Common Elements added hereto by a recorded amendment to this Master Deed; that each deed, mortgage or other instrument affecting a Unit shall include and be deemed to include the ownership interest in such additional Common Elements appurtenant to said Unit; and that the ownership of any such Unit and the lien of any such deed of trust or mortgage thereon shall automatically include and attach to the interest in such additional Common Elements appurtenant thereto as such amendments to this Master Deed are recorded.

Section 5. The recording of each such amendment to this Master Deed shall not alter the amount of the lien for expenses assessed to a Unit prior to such recording.

Section 6. The foregoing provisions of this Master Deed contain, and all deeds and deeds of trust on or mortgages of the Units and ownership interests in the Common Elements shall be deemed to contain (without specific reference therein), clauses designed to accomplish a shifting of the percentages of ownership interest in the Common Elements. None of said provisions shall invalidate the others, but each shall be deemed supplementary to the others in order that a valid

shifting of the percentages of ownership interest in the Common Elements may be accomplished.

Section 7. Declarant shall have the unrestricted right, at his sole expense, to relocate, expand, modify, reduce or extend existing driveways, parking areas and yards, and to construct, expand, enlarge or relocate sewers, utility lines or service connections in order to serve the Buildings and the Unit Owners or their tenants, along with other buildings which may be constructed on the Future Development Parcels and their owners or tenants. The unrestricted rights reserved by Declarant in this Section 7 may be assigned by him.

## ARTICLE VIII
## ADMINISTRATION AND OPERATION OF THE PROPERTY

Section 1. The governing body of the Association of Unit Owners for the administration and operation of the Property, as provided in the Act and in this Master Deed and in the By-Laws, shall be its Board of Directors who shall be elected in the manner provided in the By-Laws. The Board of Directors of such Association shall constitute the "board of administration" provided for in the Act, and all right, title, powers, privileges and obligations vested in or imposed upon the "board of administration" in the Act and in this Master Deed and in the By-Laws shall be held or performed by the Association or by the duly elected members of the Board of Directors thereof and their successors in office. As used herein, the word "Board" shall mean the Board of Directors of the Association of Unit Owners, which shall constitute the "board of administration" of the Property.

Section 2. The Board shall be elected by the Unit Owners in accordance with the By-Laws, except the First Board, which shall be appointed as provided in the By-Laws. Neither the Board, the Association nor the Unit Owners shall be deemed to be conducting a business of any kind. All funds collected by the Board shall be held and expended for the purposes designated in the Master Deed and By-Laws and (except for such adjustments as the Board may require to reflect delinquent, prepaid and special assessments) shall be deemed to be held for the benefit, use and account of all the Unit Owners in the percentages set forth in Exhibit E and shall be administered in accordance with the provisions of the Master Deed and By-Laws. Each Unit Owner shall be a member of the Association so long as he shall be a Unit Owner, and such membership shall automatically terminate when he ceases to be a Unit Owner, and upon transfer of his ownership interest, the new Unit Owner succeeding to such ownership interest shall likewise succeed to such membership in the Association.

Section 3. The Board shall have the authority to engage the services of a manager or managing agent to maintain, repair, replace, administer and operate the condominium project to the extent deemed advisable by the Board. The Board shall require that such manager or managing agent have fidelity bond coverage on its employees handling Association funds. The cost of such services shall be a common expense.

## ARTICLE IX
## INDEMNITY

Section 1. The members of the Board and the officers thereof or of the Association shall not be liable to the Unit Owners for any mistake of judgment or any acts or omissions taken or made in good faith as such members or officers. The Association shall indemnify and hold harmless such members or officers unless any such actions shall have been taken in bad faith or contrary to the provisions hereof. Further, the Association shall indemnify and hold harmless each of such members of the Board or officers thereof or of the Association in accordance with the provisions made for such indemnification in the By-Laws.

Section 2. The liability of any Unit Owner arising out of any contract made by the members of the Board or the officers thereof or out of the aforesaid indemnity shall be limited to such proportion of the total liability thereunder as his percentage interest in the Common Elements bears to the total percentage interests of all the Unit Owners in the Common Elements. Each agreement made by the members of the Board or the officers thereof or by the managing agent on behalf of the Unit Owners or the Association shall be executed by such members or officers or the managing agent, as the case may be, as agents for the Unit Owners or for the Association.

## ARTICLE X
## BOARD'S DETERMINATION BINDING

In the event of any dispute or disagreement between any Unit Owners relating to the Property, or any question of interpretation or application of the provisions of the Master Deed or By-Laws, the determination thereof by the Board shall be final and binding on each and all of such Unit Owners.

## ARTICLE XI
## USE OF THE COMMON ELEMENTS

Section 1. Each Unit Owner shall have the right to use the General Common Elements in common with all other Unit Owners, as may be required for the purposes of access and ingress to, egress from, and use, occupancy and enjoyment of the respective Unit owned by such Unit Owner. Such right to use the General Common Elements shall extend to each Unit Owner, and the agents, servants, tenants, family members and invitees of each Unit Owner. Each Unit Owner shall have the right to the exclusive use and possession of the Limited Common Elements serving exclusively his Unit. Such rights to use and possess the Common Elements, including the Limited Common Elements, shall be subject to and governed by the provisions of the Act, this Master Deed, the By-Laws herein, and the rules and regulations of the Board.

Section 2. The Board shall have the exclusive authority from time to time to adopt or amend administrative rules and regulations governing the use, occupancy and control of the Common Elements, as more particularly provided in the By-Laws.

## ARTICLE XII
## COMMON EXPENSES AND ASSESSMENTS

Section 1. All charges, costs and expenses whatsoever incurred by the Association for or in connection with the administration of the Property, including, without limitation, the operation thereof, all maintenance, repair, replacement and restoration of the Common Elements and any additions and alterations thereof, all labor, services, materials, supplies and equipment therefor, water to be provided on a common meter basis, all liability whatsoever for loss or damage arising out of or in connection with the Common Elements or any accident, fire or nuisance thereof, all real property taxes (except real property taxes and such other taxes which are or may hereafter be assessed separately on each Unit and the undivided interest in the Common Elements appertaining thereto or the personal property or other interest of the Unit Owner), and all premiums for hazard, liability and other insurance herein required with respect to the Property shall constitute common expenses of the condominium project and all Unit Owners shall be severally liable for such common expenses in the same proportion as their percentage interests in the Common Elements. The Board shall from time to time, as provided in the By-Laws, assess the common expenses against all the Units according to their respective obligations therefor, and the unpaid amount of such assessments against any Unit shall constitute a lien against such Unit.

Section 2. For and in consideration of the privileges, protections, mutual enjoyment and use of the Common Elements and the premises contained herein and the sum of One ($1.00) Dollar, the receipt and sufficiency of which are hereby acknowledged, the said Unit Owners, jointly and each separately, for themselves, their heirs, personal representatives, executors, administrators, successors and assigns (the "Trustors"), shall, by their acceptance of a deed to their Units, be deemed to have transferred and conveyed unto J. Greer Cummings, Jr., Trustee, his successors in trust and assigns, their respective Units and corresponding interests in the Common Elements, together with the appurtenances, estate, title and interest thereto belonging, for the purpose of securing payment of their pro rata share of the common expenses and all other assessments thereon, whether common or special, when due. If Trustors shall pay their pro rata share of the common expenses and all other assessments, common or special, when due as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any part thereof, is not paid promptly when due, this trust conveyance shall remain in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty (20) days' notice by three (3) publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell the respective Units and corresponding interests in the Common Elements at the front door of the Courthouse in said County to the highest bidder for cash, at public outcry, free from the statutory right or equity of redemption, homestead, dower, distributive share and all other rights or exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The Association may bid and purchase at any sale under this trust conveyance. The Trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of the respective Units and shall only account for the net rents actually received by him. It is further agreed that, in the event the Trustee fails, before selling the respective Units as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed therefor. In case of sale hereunder, the proceeds will be applied by the Trustee first, to the payment of all costs, charges and expenses of executing this trust conveyance and enforcing said lien as herein provided, including reasonable attorney's fees; second, to the payment of all unpaid taxes with respect to such Units; and third, to the payment of all unpaid indebtedness herein secured. Any balance of proceeds remaining after satisfaction of such charges, taxes and unpaid common expenses and assessments shall be paid to Trustors, or their order. The Association may, at any time and

from time to time, by instrument in writing, substitute and appoint a successor or successors to the Trustee, which instrument executed, acknowledged and recorded in the Register's Office for Davidson County, Tennessee, shall be conclusive proof of the proper substitution and appointment of such successor Trustee, who shall have all the right, title, estate, powers, duties and privileges of the predecessor Trustee, without the necessity of any conveyance from such predecessor Trustee.

Section 3. Suit to recover any money judgment for unpaid common expenses or other assessments, common or special, shall be maintainable without foreclosing or waiving the lien securing the same.

## ARTICLE XIII
## SEPARATE MORTGAGES

Section 1. Each Unit Owner shall have the right, subject to the provisions herein, to grant or make a separate deed of trust or mortgage on his respective Unit, together with his respective ownership interest in the Common Elements. No Unit Owner shall have the right or authority to grant or make or cause to be granted or made any deed of trust or mortgage or other lien on or affecting the Property or any part thereof, except only to the extent of his Unit and his respective ownership interest in the Common Elements.

Section 2. Any first deed of trust or mortgage on a Unit shall be superior to the lien for unpaid common expenses if, but only if, all such expenses with respect to such Unit having a due date on or prior to the date such first deed of trust or mortgage is filed for record have been paid. The lien for unpaid common expenses subordinated is only such lien as relates to assessments authorized hereunder having a due date subsequent to the date such first deed of trust or mortgage is filed of record and prior to the satisfaction, cancellation or foreclosure of such first deed of trust or mortgage or the sale or transfer of the encumbered Unit pursuant to any proceeding in lieu of foreclosure or the sale or transfer of the encumbered Unit pursuant to sale under power contained in such first deed of trust or mortgage. The sale or transfer of any Unit which is subject to any first deed of trust or mortgage pursuant to a foreclosure thereof or under a power of sale or any proceeding in lieu of foreclosure thereof shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer, and subsequent to the recordation of the first deed of trust or mortgage which has been foreclosed. No sale or transfer shall relieve any Unit from the lien for any assessment thereafter becoming due.

Except as herein provided, the sale or transfer of any Unit shall not affect any assessment lien.

## ARTICLE XIV
## SEPARATE REAL ESTATE TAXES

It is understood that real estate taxes are to be separately taxed to each Unit Owner for his Unit and his corresponding percentage of ownership interest in the Common Elements, as provided in the Act. In the event that for any year such taxes are not separately taxed to each Unit Owner, but are taxed on the Property as a whole, then each Unit Owner shall pay his proportionate share thereof in accordance with his respective percentage of ownership interest in the Common Elements.

## ARTICLE XV
## INSURANCE

Section 1. The Board shall have the authority to and shall obtain the following insurance coverage:

(a) Multi-peril, all-risk type fire and extended coverage insurance covering the entire condominium project, all improvements upon the Land, the Buildings, all additions and extensions attached thereto, all appliances, fixtures, machinery and equipment constituting a part of the Buildings, including, but not limited to, air conditioning and heating equipment, all refrigerators, disposals, stoves, microwave ovens, exhaust fans, dishwashers, smoke detectors, ceiling fans, sinks, countertops and cabinets, whether located within or outside the boundaries of individual Units and whether such appliances, fixtures, machinery and equipment are owned in common or owned by an individual Unit Owner (excluding all improvements and additions to Units made by Unit Owners after the creation of the condominium and personal property contents of the Units) and all personal property included in the Common Elements. The multi-peril, all-risk type policy obtained by the Board shall provide insurance on a replacement cost basis in an amount not less than that necessary to comply with any co-insurance percentage stipulated in the policy. The face amount of such policy or policies shall not be less than one hundred (100%) percent of the insurance value (based upon replacement cost) of the property required to be covered by this subsection. Such policy shall contain an agreed value endorsement. Such insurance coverage may

exclude foundation and excavation costs, but shall afford protection against such loss or damage as is commonly covered by a multi-peril, all-risk type policy with fire and extended coverage endorsement, and such other risks as are customarily covered with respect to buildings similar to the Buildings. The multi-peril, all-risk type insurance policy shall be obtained by the Board for the use and benefit of individual Unit Owners and their mortgagees. The Board shall issue certificates of insurance to each Unit Owner, showing and describing the insurance coverage for the interest of each such Unit Owner, and shall develop procedures for the issuance, upon request, of a certified copy of the policy, together with standard mortgagee endorsement clauses to the mortgagees of Unit Owners. To the extent the Unit Owners are covered by such multi-peril, all-risk type insurance policies obtained by the Board, they shall not be liable for damage caused by their negligence or acts which cause damage to the Common Elements or any Unit. The following endorsements to the multi-peril, all-risk type insurance policy shall also be obtained:

(i) Agreed Amount and Inflation Guard Endorsement, if available; and

(ii) Construction Code Endorsement, if there is a construction code provision that requires changes to undamaged portions of the Buildings even when only part of the Property is destroyed by an insured hazard.

Additionally, the policy should provide that:

(i) any Insurance Trust Agreement will be recognized;

(ii) coverage under the policy will not be prejudiced by any acts or omissions of individual Unit Owners not under the control of the Association; and

(iii) the policy will be primary even if a Unit Owner has other insurance that covers the same loss.

The policy shall require the insurer to give written notice to the Association and to each holder of a first mortgage or deed of trust named in the mortgage clause of

the policy at least ten (10) days before cancellation or material modification of such coverage.

(b) Public liability insurance in such amount, and with such coverage, as shall be determined by the Board, but not less than One Million ($1,000,000.00) Dollars per occurrence, including, but not limited to, hired and non-owned automobile, with cross-liability endorsement to cover liabilities of the Unit Owners as a group to individual Unit Owners. The liability policy should provide coverage for:

(i) bodily injury and property damage that results from the operation, maintenance or use of the Common Elements; and

(ii) any legal liability that results from law suits related to employment contracts to which the Association is a party.

The policy shall require the insurer to give written notice to the Association and to each holder of a first mortgage or deed of trust named in the mortgage clause of the policy at least ten (10) days before cancellation or material modification of such coverage.

(c) Flood insurance in an appropriate amount at least equal to the lesser of (i) the maximum coverage now or hereafter available under the National Flood Insurance Program for all Buildings and other insurable property in any portion of the condominium located within a designated flood hazard area or (ii) one hundred (100%) percent of current "replacement cost" of all such Buildings and other insurable property.

(d) Workmen's compensation as required by law.

(e) Directors' and officers' liability insurance in such amount as shall be determined by the Board, but not less than Two Hundred Fifty Thousand ($250,000.00) Dollars per occurrence.

(f) Such other insurance as the Board shall determine from time to time to be desirable and in the best interest of the Association.

Section 2. All policies of insurance shall show the named insured, in form and substance, similar to the following:

"Park Circle Condominiums Association, Inc., for the use and benefit of the individual Unit Owners."

Premiums for insurance coverage obtained by the Board shall be common expenses.

Section 3. All hazard insurance policies shall be written by a hazard insurance carrier which has a financial rating by Best's Insurance Reports of B-VI or better. Such policies shall contain, or have issued in connection therewith, a loss payable clause which shall provide that any proceeds due shall be paid to the Insurance Trustee, as hereinafter defined, subject to the provisions of this Master Deed, for the use and benefit of the mortgagees of individual Units, if any, and Unit Owners as their interests may appear. If the Federal National Mortgage Association ("FNMA") owns mortgages on any Units, the Association's hazard insurance policy shall name FNMA as mortgagee in a standard mortgagee loss payable clause as its interest may appear, until such existing mortgages are released of record.

Section 4. Each Unit Owner shall be deemed to have delegated to the Board his right to adjust with insurance companies all losses under policies purchased by the Board, subject to the rights of the mortgagee of such Unit Owner. In addition to the aforesaid insurance required to be carried by the Association, any Unit Owner may, if he wishes, at his own expense, insure his own Unit for his own benefit and carry any and all other insurance he deems advisable.

Section 5. Each Unit Owner shall be responsible for insurance on the contents of his own Unit, the furnishings and personal property therein, his personal property stored elsewhere on the Property, and his personal liability to the extent not covered by the liability insurance for all of the Unit Owners obtained as part of the common expenses as above provided.

Section 6. Unless the insurance policy shall expressly prohibit a waiver of subrogation or shall be rendered invalid by an agreement providing for a waiver of subrogation, neither the Unit Owners, their mortgagee(s), the Board nor the insurers shall have any right of action against any other Unit Owner or the Board, it being the intention of this provision that all insurance carried for the use and benefit of any Unit Owner shall inure to protect every other Unit Owner and the Board, including the family, servants, agents, invitees, and guests of each.

## ARTICLE XVI
## INSURANCE TRUSTEE

Section 1. All insurance policies obtained by the Board shall provide that proceeds covering property losses shall be paid to any bank in Tennessee which is selected by the Board as a trustee (the "Insurance Trustee"). The Insurance Trustee shall not be liable for payment of premiums, for the renewal or the sufficiency of policies, or for failure to collect any insurance proceeds.

Section 2. The duties of the Insurance Trustee shall be to receive such proceeds as are paid to it and to hold them in trust for the benefit of the mortgagees of individual Units, if any, and Unit Owners as their interests may appear. An undivided share of such proceeds on account of damage to the Common Elements shall be allocated to the Unit Owners according to their ownership interests in the Common Elements as set forth in Exhibit E. In the event a mortgagee endorsement has been issued as to a Unit, the share of the Unit Owner shall be held in trust for the named mortgagee and the Unit Owner as their interests may appear.

Section 3. Expenses and fees of the Insurance Trustee shall be common expenses.

Section 4. Proceeds of insurance policies received by the Insurance Trustee shall be distributed as follows:

(a) If the damage for which the proceeds are paid is to be repaired or restored, the proceeds shall be expended for the costs thereof as provided in Article XVII, Section 1. Any proceeds remaining after payment of repair or restoration expenses shall be distributed to the beneficial owners, with remittances to Unit Owners and mortgagees of individual Units being payable jointly to them.

(b) If the damage for which the proceeds are paid is not to be repaired or restored, the proceeds shall be distributed to the mortgagees of individual Units, if any, and Unit Owners as their interests may appear, as provided in Article XVII, Section 2.

(c) In making distributions to Unit Owners and mortgagees, the Insurance Trustee may rely upon a certificate executed (i) by the President or Secretary of the Association as to the names of the Unit Owners and (ii) by each of the mortgagees as to their respective shares of the distribution.

## ARTICLE XVII
## REPAIR OF DAMAGE

Section 1. In the event of damage to or destruction of any Buildings or Common Elements as a result of fire or other casualty covered by insurance proceeds [unless more than two-thirds (2/3) of all the Buildings or Common Elements requires reconstruction], the Board shall, in its discretion, with the prior written approval of a majority of the mortgagees of the Units affected, but without the intervention of any Unit Owner, arrange for the prompt repair and restoration of the damaged portions of all Units, Buildings and Common Elements substantially in accordance with the original plans and specifications therefor. The proceeds of insurance policies received by the Insurance Trustee shall be disbursed in payment of the costs of such repairs or restoration in the manner directed by the Board. Where the insurance indemnity is insufficient to cover the cost of such repairs and restoration, the deficit shall be paid by all Unit Owners directly affected by the damage, in proportion to each Unit's percentage of ownership interest in the Common Elements. The Board shall not be responsible for the repair, replacement or restoration of any wall, ceiling or floor decorations or covering, or furniture, furnishings, fixtures, appliances or equipment installed in the Unit by a Unit Owner or occupant unless insurance therefor is specifically provided in the insurance policy obtained by the Board.

Section 2. Reconstruction shall not be compulsory where the whole or more than two-thirds (2/3) of all the Buildings or Common Elements are destroyed or damaged by fire or other casualty, as determined by the Board. In such case, and unless otherwise unanimously agreed upon by the Unit Owners and their mortgagees, the insurance proceeds received by the Insurance Trustee shall be delivered to the Unit Owners and/or their mortgagees, as their interests may appear, in proportion to the respective percentage interests of the Unit Owners in the Common Elements; and the Board, as soon as reasonably possible and as agent for the Unit Owners, shall sell the Property, in its then condition, free from the effect of this Master Deed, which shall terminate upon such sale, on terms satisfactory to the Board, and the net proceeds of such sale received by the Board and the net proceeds of all insurance policies received by the Insurance Trustee shall thereupon be distributed to the Unit Owners and/or their mortgagees, as their interests may appear, in proportion to the respective percentage interests of the Unit Owners in the Common Elements. If the Board fails to consummate a sale pursuant to this paragraph within twenty-four (24) months after the destruction or damage occurs, then the Board shall, or if it does not, any Unit Owner or mortgagee may, record a sworn declaration setting forth such circumstance

and reciting that under the provisions of this Master Deed the prohibition against judicial partition has terminated and that judicial partition of the Property may be obtained pursuant to the laws of the State of Tennessee. Upon final judgment of a court of competent jurisdiction decreeing such partition, this horizontal property regime shall terminate.

## ARTICLE XVIII
## MAINTENANCE, REPAIRS AND REPLACEMENTS

Section 1. Each Unit Owner shall furnish and be responsible for, at his own expense, all of the maintenance, repairs and replacements within his own Unit. Maintenance, repairs and replacements of the Common Elements shall be furnished by the Board as part of the common expenses, subject to the rules and regulations of the Board.

Section 2. The Board may cause to be discharged any mechanic's lien or other encumbrance which, in the opinion of the Board, may constitute a lien against the Land or Common Elements, rather than against a particular Unit and its corresponding percentage of ownership interest in the Common Elements. When less than all the Unit Owners are responsible for the existence of any such lien, the Unit Owners responsible shall be jointly and severally liable for the amount necessary to discharge the same and for all costs and expenses (including reasonable attorney's fees) incurred by reason of such lien.

Section 3. Whenever the Board shall determine, in its discretion, that any maintenance or repair of any Unit is necessary to protect the Common Elements or any other portion of the Buildings, the Board may cause a written notice of the necessity for such maintenance or repair to be served upon such Unit Owner, which notice may be served by delivering a copy thereof to any occupant of such Unit, or by mailing the same by certified or registered mail addressed to the Unit Owner at the Unit. If such Unit Owner fails or refuses to perform any such maintenance or repair within a reasonable time stated in the notice (or any extension thereof approved by the Board), the Board may cause such maintenance or repair to be performed at the expense of such Unit Owner.

Section 4. If, due to the act or neglect of a Unit Owner, a member of his family, a household pet, a guest or other authorized occupant or visitor of such Unit Owner, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements shall be required which would otherwise be at the common expense, then such Unit Owner shall pay for such damage and such maintenance, repairs and replacements, as may be determined by the Board, to the extent not covered by insurance.

Section 5. The Board shall have exclusive authority to take, or refrain from taking, any action pursuant to this Article XVIII. All expenses which, pursuant to this Article XVIII, are chargeable to any Unit Owner, may be specifically assessed to such Unit Owner, shall be payable by such Unit Owner as prescribed by the Board, and shall constitute a lien against such Unit enforceable as herein provided.

## ARTICLE XIX
## ALTERATIONS, ADDITIONS OR IMPROVEMENTS

Section 1. No alterations of any Common Elements, or any additions or improvements thereto, shall be made by any Unit Owner without the prior written approval of the Board. The Board may authorize and charge as common expenses (or in the case of Limited Common Elements may charge to the Unit Owner benefited thereby) alterations and improvements of, and additions to, the Common Elements; provided, however, that in the event the costs thereof are to be charged as common expenses, the Board shall not approve such alterations, additions or improvements requiring expenditure in excess of Twenty-five Thousand ($25,000.00) Dollars without the approval of Unit Owners having at least two-thirds (2/3) of the total vote.

Section 2. Any Unit Owner may make alterations, additions or improvements to his Unit without the prior written approval of the Board, but in any event such Unit Owner shall be responsible for any damage to other Units, the Common Elements, or the Land as a result of such alterations, additions or improvements.

## ARTICLE XX
## DECORATING

Each Unit Owner shall furnish and be responsible for, at his own expense, all of the decorating within his own Unit from time to time, including painting, wallpapering, washing, cleaning, paneling, floor covering, draperies, window shades, curtains, lamps, and other furnishings and interior decorating. Since the boundaries of each Unit are the finished undecorated interior surfaces of the perimeter walls, floors and ceilings thereof, the owner of such Unit shall be entitled to the exclusive use of such surfaces, and such Unit Owner shall maintain such surfaces in good condition at his sole expense as may be required from time to time, which said maintenance and use shall be subject to the rules and regulations of the Board, and each such Unit Owner shall have the right to decorate such

surfaces from time to time in such manner as he may see fit and at his sole expense. The use of and the covering of the interior surfaces of windows, whether by draperies, shades or other items visible on the exterior of the Buildings, shall be subject to the rules and regulations of the Board. Decorating of the Common Elements and any redecorating of Units to the extent made necessary by any damage to existing decorating of such Units caused by maintenance, repair or replacement work on the Common Elements by the Board, shall be furnished by the Board as part of the common expense.

## ARTICLE XXI
## EASEMENTS AND ENCROACHMENTS

Section 1. There shall be an easement appurtenant to each Unit through the other Units and the Common Elements for the construction, installation, maintenance, repair and replacement of the Units and Common Elements.

Section 2. Every portion of the Property which contributes to the structural support of any other portion of the Property shall be burdened with an easement of structural support.

Section 3. If any portion of the Common Elements shall actually encroach upon any Unit, or if any Unit shall actually encroach upon any portion of the Common Elements or any other Unit as a result of the construction, reconstruction, repair, renovation, restoration, shifting, settlement or movement of any portion of the Property, there shall be deemed to be mutual easements in favor of the owners of the Common Elements and the respective Unit Owners involved to the extent of such encroachments so long as the same shall exist.

## ARTICLE XXII
## RESTRICTIONS ON LEASING

Section 1. A copy of every lease of a Unit or Units, as and when executed, shall be furnished to the Board within ten (10) days after its execution. No Unit or Units may be leased or rented for less than thirty (30) days. The lessee under every such lease shall be bound by and subject to all of the obligations under the Master Deed and By-Laws of the Unit Owner making such lease, and the lease shall expressly so provide. The Unit Owner making such lease shall not be relieved thereby from any of said obligations. No lease of a Unit or Units hereunder shall be effective unless and until the Unit Owner complies fully with all provisions hereof.

Section 2. In the event the Board, in its reasonable discretion, determines that any tenant of a Unit Owner is guilty of violating the rules and regulations and/or this Master Deed and By-Laws, the Board, in addition to all other rights and remedies which it may have, shall have the right to terminate any lease of such tenant by giving both the tenant and the Unit Owner ten (10) days' notice of termination. Within ten (10) days after said notice is placed in the United States mail addressed to the Unit Owner at his last known address and delivered to the residence of the tenant, the tenant shall forthwith and immediately vacate the subject Unit and the Unit Owner shall take such further actions as might be necessary on his part to insure that said tenant vacates said Unit.

Section 3. Each Unit Owner, by acceptance of a deed to his Unit, shall be deemed to have agreed to indemnify and hold the Association harmless from all costs and expenses, including reasonable attorney's fees, incurred by the Association in enforcing the Association's rights hereunder, including the above described rights against all tenants of Units.

## ARTICLE XXIII
## USE AND OCCUPANCY RESTRICTIONS

Section 1. No Unit shall be used for other than residential purposes. Notwithstanding the foregoing, a Unit Owner may maintain a personal professional library in his Unit, keep his personal business or professional records or accounts in his Unit, and handle his personal business or professional telephone calls or correspondence therein.

Section 2. The Common Elements shall be used only for access, ingress and egress to and from the respective Units by the occupants residing therein and their respective guests, household help and other authorized visitors, and for such other purposes which are incidental to the residential use of the respective Units; provided, however, that the common parking areas and other special areas shall be used for the purposes approved by the Board.

Section 3. The use, maintenance and operation of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Unit Owner, nor shall anything be stored in the General Common Elements without the prior consent of the Board, except as hereinafter expressly provided. Each Unit Owner shall be obligated to maintain and keep his own Unit in good order and repair.

Section 4. Nothing shall be done or kept in any Unit or in the Common Elements which would increase the rate of insurance on the Buildings, or contents thereof, applicable for residential use, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

Section 5. Unit Owners shall not cause or permit anything to be placed on the outside walls of the Buildings, or paint, decorate or adorn the outside of their Units, without the prior written consent of the Board. No outdoor television antenna, radio transmitter, canopy or awning may be erected or installed on the exterior of any Unit, without the prior written consent of the Board.

Section 6. No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Elements, except that dogs, cats or other household pets may be kept in Units, subject to rules and regulations adopted by the Board; provided that they are not kept, bred or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days' written notice from the Board. All dogs owned by Unit Owners and kept in a Unit shall be on a leash while outside the Unit. All such dogs shall be exercised by their owners at places on the Property which do not interfere with the use and enjoyment of the same by other Unit Owners.

Section 7. No unlawful, noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

Section 8. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.

Section 9. No "For Sale" or "For Rent" signs, advertising or other displays shall be maintained or permitted on any part of the Property except at such locations and in such forms as shall be determined by the Board, except as Declarant is permitted under Section 10 below, and except by a mortgagee which has acquired title by foreclosure, by power of sale, or by deed in lieu of foreclosure (with the approval of the Board, which approval shall not be unreasonably withheld).

Section 10. During the period of construction of the Buildings on the Land by Declarant, Declarant and his contractors and subcontractors, and their respective agents and employees, shall be entitled to access, ingress and egress to and from the Buildings and Land as may be required in connection with said construction. Until all of the Units have been sold by Declarant and occupied by the purchasers, Declarant may use and show one (1) or more of such unsold or unoccupied Units as a model Unit or Units and sales offices and may maintain customary signs in connection therewith. Declarant and his agents shall likewise be entitled to access, ingress, and egress to and from the Buildings and Land as may be required for purposes of the sale of Units owned by Declarant.

Section 11. No Unit Owner shall overload the electrical wiring in the Buildings, or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others, or connect any machines, appliances, accessories or equipment to any heating or air conditioning system or plumbing system serving other Units without the prior written consent of the Board.

Section 12. No Unit Owner shall do any act or any work that will impair the structural soundness or integrity of the Buildings or impair any easement or hereditament.

Section 13. It is strictly prohibited to store or park a house trailer, motor home, camper, pleasure or fishing boat, motor or trailer on or about the Property without the prior written consent of the Board.

Section 14. Each Unit Owner shall maintain his Unit in good order and condition, at his own expense.

Section 15. Trash, garbage and other waste shall be kept only in sanitary containers and shall be disposed of in a clean and sanitary manner as prescribed in the rules and regulations of the Board.

Section 16. Articles of personal property belonging to any Unit Owner, such as baby carriages, bicycles, wagons, toys and other articles, shall not be stored or kept in the common areas.

Section 17. Invalidation of any one (1) or more of the covenants and restrictions or other provisions herein or hereafter contained by judgment or court order shall in no way affect any of the other covenants and restrictions herein or hereafter contained, which shall remain in full force and effect.

Section 18. Each Unit Owner shall comply with the provisions and requirements of this Master Deed, the By-Laws, the decisions and resolutions of the Association and of the Board, and with reasonable rules and regulations adopted from time to time by the Board for the common comfort, safety, convenience and protection of the Unit Owners in their use and enjoyment of their Units and of the Common Elements and adopted for the orderly administration of the condominium project and of the Buildings and with all amendments thereof. Without in any manner intending to limit the generality of the foregoing, the Board shall have the right, but not the obligation, to promulgate rules and regulations limiting the use of the Common Elements to Unit Owners and their respective families, guests, invitees and servants, as well as to provide for the exclusive temporary use by a Unit Owner and his guests, for specific occasions, of such facilities. Such use may be conditioned, among other things, upon the payment by the Unit Owner of such assessment as may be established by the Board for the purpose of defraying the costs thereof.

## ARTICLE XXIV
## REMEDIES FOR DEFAULT AND FOR BREACH OF COVENANTS, RESTRICTIONS, RULES AND REGULATIONS

Section 1. In the event of any default by any Unit Owner under the provisions of the Act, Master Deed, By-Laws or rules and regulations of the Board, the Board or its agents shall have each and all of the rights and remedies which may be provided for in the Act, Master Deed, By-Laws or said rules and regulations or which may be available at law or in equity and may foreclose the lien for common expenses as provided in Article XII above and may prosecute any action or other proceeding against such defaulting Unit Owner and/or others for enforcement of any lien and the appointment of a receiver for the Unit and ownership interest of such Unit Owner, or for damages or injunction or specific performance, or for judgment for payment of money and collection thereof, or the right to take possession of the Unit and to sell the same as hereinafter in this Article XXIV provided, or for any combination of remedies, or for any other relief. All expenses of the Board in connection with any such action or proceeding, including court costs and reasonable attorney's fees and other fees and expenses and all damages, liquidated or otherwise, together with interest thereon at the highest effective rate allowed by law until paid, shall be charged to and assessed against such defaulting Unit Owner, and shall be added to and deemed part of his respective share of the common expenses, and the Board shall have a lien for all of the same, as well as for non-payment of his respective share of the common expenses, upon the Unit and ownership interest in the Common Elements of

such defaulting Unit Owner and upon all of his additions and improvements thereto. In the event of any such default by any Unit Owner, the Board and the manager or managing agent, if so authorized by the Board, shall have the authority to correct such default, and to do whatever may be necessary for such purpose, and all expenses in connection therewith shall be charged to and assessed against such defaulting Unit Owner. Any and all such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Board.

Section 2. If any Unit Owner (either by his own conduct or by the conduct of any other occupant of his Unit) shall violate any of the covenants or restrictions or provisions of this Master Deed, the By-Laws, or the rules and regulations adopted by the Board, and such violation shall not be cured within thirty (30) days after notice in writing from the Board, or shall re-occur more than once thereafter, then the Board shall have the power to issue to said defaulting Unit Owner a ten (10) day notice in writing to terminate the rights of said defaulting Unit Owner to continue as a Unit Owner and to continue to occupy, use or control his Unit, and thereupon an action in equity may be filed by the Board against said defaulting Unit Owner for a decree of mandatory injunction against said defaulting Unit Owner or occupant or, in the alternative, for a decree declaring the termination of said defaulting Unit Owner's right to occupy, use or control the Unit owned by him on account of said violation, and ordering that all right, title and interest of said defaulting Unit Owner in his Unit and the Common Elements shall be sold (subject to the lien of any existing deed of trust or mortgage) at a judicial sale upon such notice and terms as the court shall determine, except that the court shall enjoin and restrain the said defaulting Unit Owner from reacquiring his interest at such judicial sale. The proceeds of any such judicial sale shall first be paid to discharge court costs, court reporter charges, reasonable attorney's fees and all other expenses of the proceeding and sale, and all such items shall be taxed against said defaulting Unit Owner in said decree. Any balance of proceeds, after satisfaction of such charges and any unpaid assessments hereunder, shall be paid to said defaulting Unit Owner. Upon the confirmation of such sale, the purchaser shall thereupon be entitled to a deed to the Unit and the Unit Owner's corresponding percentage of ownership interest in the Common Elements, and to immediate possession of the Unit sold and may apply to the court for a writ of assistance for the purpose of acquiring such possession, and it shall be a condition of any such sale, and the decree shall so provide, that the purchaser shall take the interest in the Unit Ownership sold subject to this Master Deed and the By-Laws.

Section 3. In addition to the other remedies provided for herein, in the event of a default by a Unit Owner in the payment of such Unit Owner's respective share of the common expenses, which default continues for a period of ninety (90) days, the Board shall have the power and authority to sever all utility connections of such Unit, which connections are within the Common Elements.

## ARTICLE XXV
## AMENDMENT

Section 1. The provisions of this Master Deed may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed by Unit Owners having at least two-thirds (2/3) of the total vote, and certified by the Secretary of the Board; provided, however, that all lien holders of record have been notified by certified mail of such change, modification or rescission, and an affidavit by said Secretary certifying to such mailing is a part of such instrument.

Section 2. Notwithstanding the provisions of the foregoing Section 1, if the Act, this Master Deed or the By-Laws require the consent or agreement of all Unit Owners or of all lien holders for any action specified in the Act or in this Master Deed, then any instrument changing, modifying or rescinding any provisions of this Master Deed with respect to such action shall be signed by all the Unit Owners or all lien holders or both as required by the Act, this Master Deed or the By-Laws.

Section 3. The change, modification or rescission, whether accomplished under either Section 1 or Section 2 above, shall be effective upon recordation of such instrument in the Register's Office for Davidson County, Tennessee; provided, however, that no provision in this Master Deed may be changed, modified or rescinded so as to conflict with the provisions of the Act.

## ARTICLE XXVI
## NOTICE

Section 1. Notices provided for in the Act, Master Deed or By-Laws shall be in writing, and shall be addressed to the Board, or any Unit Owner, as the case may be, at 3500 West End Avenue, Nashville, Tennessee 37205 (indicating thereon the number of the respective Unit if addressed to a Unit Owner), or at such other address as hereinafter provided. The Board may designate a different address for notices to it by giving

written notice of such change of address to all Unit Owners at such time. Any Unit Owner may also designate a different address or addresses for notices to him by giving written notice of his change of address to the Board. Notices addressed as above shall be deemed delivered when mailed by United States registered or certified mail or when delivered in person with written acknowledgment of the receipt thereof.

Section 2. Upon written request to the Board, the holder of any recorded mortgage or trust deed encumbering any Unit shall be given a copy of all notices permitted or required by this Master Deed to be given to the Unit Owner or Owners whose Unit is subject to such mortgage or trust deed.

## ARTICLE XXVII
## SEVERABILITY

If any provision of the Master Deed or By-Laws or any section, sentence, clause, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of the Master Deed and By-Laws and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstance shall not be affected thereby.

## ARTICLE XXVIII
## PERPETUITIES AND OTHER RULES OF PROPERTY

If any of the options, privileges, covenants or rights created by this Master Deed would otherwise violate (a) the rule against perpetuities or some analogous statutory provision or (b) any other statutory or common law rules imposing time limits, then such provision shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the incumbent Mayor of the City of Nashville, Tennessee, the incumbent Governor of the State of Tennessee, and the incumbent President of the United States.

## ARTICLE XXIX
## RIGHTS AND OBLIGATIONS

Each grantee of Declarant by the acceptance of a deed of conveyance, and each purchaser under any contract for such deed of conveyance, and all successors in title to any of the foregoing, shall, by acceptance of a conveyance to their Units, be deemed to have accepted the same subject to all restrictions, conditions, covenants, reservations, liens and

charges, and the jurisdiction, rights and powers created or reserved by this Master Deed, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land, and shall bind any Person having at any time any interest or estate in the Property, and shall inure to the benefit of such Person in like manner as though the provisions of this Master Deed were recited and stipulated at length in each and every deed of conveyance. Reference in the respective deeds of conveyance, or in any mortgage or trust deed or other evidence of obligation, to the rights described in this Article XXIX or described in any other part of this Master Deed or the By-Laws shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees and trustees of such Unit Ownerships as fully and completely as though such rights were recited fully and set forth in their entirety in such documents.

## ARTICLE XXX
## TERMINATION OF HORIZONTAL PROPERTY REGIME

Section 1. All of the Unit Owners constituted into this horizontal property regime may by deed waive this regime and regroup or merge the records of the filial estates with the principal Property; provided that the filial estates are unencumbered or, if encumbered, that the creditors in whose behalf the encumbrances are recorded accept as security the undivided portions of the Property owned by the debtors.

Section 2. The merger provided for in the preceding Section 1 shall in no way bar the subsequent constitution of the Property into another horizontal property regime whenever so desired and upon observance of the provisions of the Act.

Section 3. Alternatively, the horizontal property regime herein created may be terminated at any time and in such manner and upon such terms as are mutually agreeable by the unanimous agreement, consent, and act, expressed in writing and duly acknowledged and recorded, of all Unit Owners and of all mortgagees who have liens upon Units.

## ARTICLE XXXI
## GENERAL PROVISIONS

Section 1. The Board shall have the power and authority to bid on and purchase any Unit, for and on behalf of the Associaton, at a sale pursuant to a deed of trust or mortgage foreclosure, a foreclosure of the lien for common expenses, or

an order or direction of a court, or at any other involuntary sale, upon the consent or approval of Unit Owners having at least two-thirds (2/3) of the total vote. Such consent shall set forth a maximum price which the Board or its duly authorized agent may bid and pay for said Unit. The Board shall have the authority to make such mortgage arrangements and special assessments proportionately among the respective Unit Owners, and other such financing arrangements as the Board may deem desirable, in order to close and consummate the purchase of a Unit by the Association. However, no such financing arrangement may be secured by an encumbrance on any interest in the Property other than the Unit to be purchased and the percentage interest in the Common Elements appurtenant thereto.

Section 2. No covenants, restrictions, conditions, obligations or provisions contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 3. The provisions of this Master Deed shall be liberally construed to effectuate its purpose of creating a uniform plan for the operation of a first class condominium.

Section 4. In the event that title to any Unit Ownership is conveyed to a title holding trust, under the terms of which all powers of management, operation and control of the Unit Ownership remain vested in the trust beneficiary or beneficiaries, then the beneficiaries thereunder from time to time shall be responsible for the payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Master Deed against such Unit Ownership. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation hereunder created, and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Unit Ownership and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Unit Ownership.

Section 5. In the event of a taking in condemnation or by eminent domain of a part of the Common Elements, the award made for such taking shall be payable to the Board for and on behalf of the Association and all mortgagees affected. Each Unit Owner, by acceptance of a deed to his Unit, shall be deemed to have designated the Board to act as his representative in any such condemnation proceedings, negotiations, settlements or agreements, subject to the rights of the mortgagee of such Unit

Owner. If a majority of the Board in its discretion, with written consent of a majority of the mortgagees affected, approves the repair and restoration of such Common Elements, the Board shall arrange for the repair and restoration of such Common Elements, and the Board shall disburse the proceeds of such award to the contractors engaged in such repair and restoration in appropriate progress payments. In the event that the Board and the mortgagees do not approve the repair and commence restoration of such Common Elements within one hundred twenty (120) days after taking by the public or private authority, the Board shall disburse the net proceeds of such award on the basis of the percentages of ownership interest in the Common Elements to the Unit Owners and/or their mortgagees, as their respective interests may appear.

Section 6. The Unit Owners' right of enjoyment of the Common Elements shall be subject to:

(a) the right of the Association, as provided in the By-Laws, to suspend the enjoyment rights of any member for any period during which any assessment remains unpaid and for such period as it considers appropriate for any infraction of its published rules and regulations;

(b) the right of the Association to charge reasonable fees for the use of the parts of the Common Elements;

(c) the right of the Association to dedicate or transfer all or any part of the Common Elements to any public agency or authority for such purposes and subject to such conditions as may be agreed upon by the members entitled to vote thereon, provided that no such dedication or transfer shall be effective unless Unit Owners having at least three-fourths (3/4) of the total vote have agreed to such dedication or transfer; and

(d) the right of the Association to grant such easements and rights-of-way to such utility companies or public agencies or authorities as it shall deem necessary for the proper servicing and maintenance of the Common Elements and the individual Units.

Section 7. Notwithstanding anything to the contrary contained in this Master Deed or in the By-Laws which are attached hereto and to the extent of any inconsistency with the same, the FNMA legal guidelines pertaining to condominiums, as the same now exist or may hereafter be amended, to which reference is hereby made, shall apply to and govern the

Property, Declarant, and the Association, so long as they are not inconsistent with the Act. Without limiting the generality of the foregoing, the declarations set forth below shall be fully effective and shall control in the event of any conflict with the Master Deed or By-Laws. Any portions of the Master Deed or By-Laws which are in conflict with this section or with any of the FNMA legal guidelines pertaining to condominiums, are hereby deleted and superseded by the following:

(a) The Association shall make available to Unit Owners and to holders, insurers or guarantors of any first mortgage, current copies of the Master Deed, By-Laws, other rules concerning the condominium project, and the books, records and financial statements of the Association. "Available" shall be deemed to mean available for inspection, upon request, during normal business hours or under other reasonable circumstances.

(b) Any holder of a first mortgage shall be entitled, upon written request, to an audited financial statement for the immediately preceding fiscal year.

(c) The Association, prior to passage of control, shall not be bound either directly or indirectly to any professional management contracts unless there is a right of termination of any such contract, without cause, which is exercisable without penalty at any time after transfer of control, upon not more than ninety (90) days' notice to the other party.

(d) A working capital fund shall be established for the initial months of the condominium project's operation equal to at least two (2) months' assessments for each Unit. Each Unit's share of the working capital fund shall be collected and transferred to the Associaton at the time of closing of the sale of each Unit and maintained in a segregated account for the use and benefit of the Association. The purpose of the fund shall be to insure that the Board has cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable. Amounts paid into the fund shall not be considered as advance payment of regular assessments. Within sixty (60) days after closing of the sale of the first Unit, Declarant shall pay each unsold Unit's share of the working capital fund to the Association. Declarant shall be entitled to reimbursement of this payment from the funds collected at closing when such unsold Units are sold.

(e) Declarant shall transfer control of the Association to the Unit Owners no later than the earlier of the following events:

(i) four (4) months after seventy-five (75%) percent of the Units in the condominium project have been conveyed to Unit purchasers; or

(ii) three (3) years following conveyance of the first Unit in a single-phase project, or five (5) years following such conveyance in an expandable project.

(f) All Units shall be allocated full assessments for common expenses no later than sixty (60) days after conveyance of the first Unit.

(g) Any lien of the Association for common expense assessments or other charges becoming payable on or after the date of recordation of the first mortgage on any Unit shall be subordinate to the lien of such first mortgage. A lien for common expense assessments shall not be affected by any sale or transfer of a Unit, except that a sale or transfer pursuant to foreclosure of a first mortgage shall extinguish a subordinate lien for assessments which became payable prior to such sale or transfer. Any such sale or transfer pursuant to foreclosure shall not relieve the purchaser or transferee of a Unit from liability for, nor the Unit from the lien of, any assessments made thereafter.

(h) Assessments against any Unit, with interest, costs and reasonable attorney's fees, shall become a lien upon such Unit if not paid when due in accordance with Tennessee law. Each assessment against a Unit shall also be the personal obligation of the Unit Owner at the time the assessment fell due. Such personal obligation shall not pass to successors in title unless assumed by them. Assessments shall be collected by the Association on a monthly basis.

(i) The Association shall have a reasonable right of entry upon any Unit to make emergency repairs and to do other work reasonably necessary for the proper maintenance and operation of the condominium project. The Association shall have the right to grant permits, licenses and easements over the common areas for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the condominium project.

(j) The Association shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the common areas and those limited common areas which the Association may be obligated to maintain. Such fund shall be maintained out of regular assessments for common expenses.

(k) The Association shall maintain in effect hazard and liability insurance and fidelity bond coverage as specified in the FNMA Servicers Guide - Lending, Chapter Three, Part 5, Insurance Requirements for Condominiums and PUDs.

(l) Nothing contained in this Master Deed or in the By-Laws shall be construed to restrict a Unit Owner's right to mortgage his Unit or to limit a Unit Owner's financing options by requiring the use of a specific lending institution or a particular type of lender.

(m) Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor and the Unit number or address, any mortgage holder, insurer, or guarantor shall be entitled to timely written notice of:

(i) any condemnation or casualty loss that affects either a material portion of the condominium project or the Unit securing its mortgage;

(ii) any sixty (60) day delinquency in the payment of assessments or charges owed by the owner of any Unit on which it holds the mortgage;

(iii) a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

(iv) any proposed action that requires the consent of a specified percentage of mortgage holders.

(n) The Unit Owners shall have the right to amend the project documents as hereinafter provided. Eligible mortgage holders (those holders of a first mortgage on a Unit estate who have requested the Association to notify them of any proposed action that requires the consent of a specified percentage of eligible mortgage holders) shall also have the right to join in the decision making about certain amendments to the project documents as hereinafter

provided. Amendments of a material nature must be agreed to by Unit Owners representing at least sixty-seven (67%) percent of the total allocated votes in the Association. In addition, approval must be obtained from eligible mortgage holders representing at least fifty-one (51%) percent of the votes of Unit estates that are subject to mortgages held by eligible holders. A change to any of the following shall be considered material:

(i) voting rights;

(ii) assessments, assessment liens, or subordination of assessment liens;

(iii) reserves for maintenance, repair and replacement of common areas;

(iv) responsibility for maintenance and repairs;

(v) reallocation of interests in the general or limited common areas, or rights to their use;

(vi) boundaries of any Unit;

(vii) convertibility of Units into common areas or vice versa;

(viii) expansion or contraction of the project, or the addition, annexation or withdrawal of property to or from the project;

(ix) insurance or fidelity bonds;

(x) leasing of Units;

(xi) imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;

(xii) a decision by the Association to establish self management when professional management has been required previously by an eligible mortgage holder;

(xiii) restoration or repair of the project (after a hazard damage or partial condemnation) in a manner other than that specified in the project documents;

(xiv) any action to terminate the legal status of the project after substantial destruction or condemnation occurs; or

(xv) any provisions that expressly benefit mortgage holders, insurers or guarantors.

When Unit Owners are considering termination of the legal status of the project for reasons other than substantial destruction or condemnation of the property, the eligible mortgage holders representing at least sixty-seven (67%) percent of the votes of the mortgaged Units must agree.

Section 8. In the event of any conflict between the provisions of the Master Deed and the Act, the provisions of the Act shall control.

Section 9. Park Circle, Ltd., beneficial owner of the Land, joins in this Master Deed (a) to acknowledge the same and (b) to consent thereto.

Section 10. Mortgage Corporation of the South, beneficiary under a certain Deed of Trust of record in Book 6566, page 814, Register's Office for Davidson County, Tennessee, joins in this Master Deed (a) to acknowledge the same, (b) to consent thereto, (c) to declare its interest under said Deed of Trust subject to this Master Deed, and (d) to covenant and agree that upon the release of a Unit from the lien of said Deed of Trust, the percentage of ownership interest in the Common Elements incident and appurtenant to said Unit shall also be released from the lien of said Deed of Trust.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the day and date first above written.

Marshall I. Karr, Trustee

PARK CIRCLE, LTD.

By: _____
Marshall I. Karr,
General Partner

[Signatures continued on following page]

By: Robert G. Lakins, Partner
Robert G. Lakins,
General Partner

MORTGAGE CORPORATION OF THE SOUTH

By: Dwight A. Sandlin
Dwight A. Sandlin
Title: First Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CAMILLE S. KOHLER, a Notary Public in and for said County and State, the within named Marshall I. Karr, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13TH day of March, 1986.

Camille S. Kohler
Notary Public

My Commission Expires: 4/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, CAMILLE S. KOHLER, a Notary Public of the State and County aforesaid, personally appeared Marshall I. Karr and Robert G. Lakins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partners of Park Circle, Ltd., the within named bargainor, a limited partnership, and that they, as such general partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by themselves as general partners.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 13TH day of March, 1986.

Camille S. Kohler
Notary Public

My Commission Expires: 4/17/88

BOOK 6809 PAGE 608

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, Linda Joy Cabler, a Notary Public of the State and County aforesaid, personally appeared Dwight Sandlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be 1st Vice-Pres. of Mortgage Corporation of the South, the within named bargainor, a corporation, and that he, as such 1st Vice-Pres, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as 1st Vice-Pres.

WITNESS my hand and seal, at office in Birmingham, Alabama, this 19th day of March, 1986.

Linda Joy Cabler
Notary Public

My Commission Expires: 1/3/90

EXHIBIT A BOOK 6809 PAGE 609

Land in Davidson County, Tennessee, being part of Block 3, Division "A," of the Plan of Richland Realty Company as recorded in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, and being Lots 63, 65, 67 and 69 of the unregistered Plan subdividing Block 3 into small lots, being more particularly described as follows:

Beginning at a concrete monument, said monument being the southeasterly corner of the subject property and the northeasterly corner of the J. V. and J. W. Blevins property as of record in Book 4615, page 342, said Register's Office, and lying in the westerly right-of-way of West End Avenue (U.S. Highway 70); thence with Blevins northerly line North 52°38'01" West 195.34 feet to an iron rod in the easterly line of the Free Will Baptist Bible College property as of record in Book 5840, page 975, said Register's Office; thence with said line North 34°33'43" East 58.04 feet to a railroad spike in the southeasterly corner of the HIA Tennessee, Inc. property as of record in Book 6339, page 247, said Register's Office; thence with said line North 33°10'09" East 52.43 feet to a new iron rod in the middle of a 12-foot alley as of record in Book 465, page 570, said Register's Office; thence with said alley South 56°34'57" East 5.99 feet to an iron rod; thence continuing with said line North 33°11'33" East 281.17 feet to a new iron rod in the southerly right-of-way of Park Circle; thence with said right-of-way South 41°59'01" East 182.17 feet to a concrete monument in the westerly right-of-way of Interstate 440 and the westerly right-of-way of West End Avenue; thence with the westerly right-of-way of West End Avenue with a curve to the right, said curve having a central angle of 11°03'32", a radius of 1864.86 feet, a chord of South 31°22'58" West 359.39 feet to the point of beginning and containing 1.63 acres, more or less.

Being part of the property conveyed to Marshall I. Karr, Trustee, with full power to mortgage, sell, transfer and convey, without the joinder of any beneficiary or other party, by deed from HIA Tennessee, Inc., of record in Book 6566, page 809, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1"=40' scale 40 0 40

PARK CIRCLE

I-440 RIGHT-OF-WAY

S41°59'01"E 182.17'

51.1'

N 31°14'05"W 23.3'

44.8'

N65°47'52"E 31.5'

69.8'

17.4'

44.0'

21.1'

12' ALLEY DB. 405, PG. 510

281.17'

N 33°11'33"E

N88°47'27"W 22.6'

MAGNETIC NORTH

LEGEND

- BLDG CONTAINING UNITS
- COMMON ELEMENT
- o IRON ROD(NEW)
- ● IRON ROD(OLD)
- ■ CONC. MON.(OLD)

Δ=11°03'32
R=1864.86'
L=359.39'
CH=S 31°22'58"W 359.39'

LIMITED ACCESS

WEST END AVENUE

CONTROLLED

ASPHALT PARKING

(49) (50) (51) (46) (47) (48) (45) (44) (45)

(40) (41) (42) (37) (38) (39) (34) (35) (36) (31) (32) (33) (28) (29) (30) (25) (26) (27) (22) (23) (24) (19) (20) (21) (16) (17) (18) (13) (14) (15) (10) (11) (12) (1) (2) (3) (4) (5) (6) (7) (8) (9)

(403) LEO F. DUZAK DB. 4706, PG. 407

(404) FREE WILL BAP. TIST BIBLE COLLEGE DB. 5904, PG 90

(405) SAMUEL LOVENTHAL DB. 3157, PG. 180

(406) CHARLES L. LAMB DB. 0339, PG 247

(408,409) MARSHALL I. KARR, TR. DB. 6566, PG. 809

S56°34'57"E 5.99'

N33°10'09"E 52.43'

N 34°33'43"E 58.04'

(410) FREE WILL BAPTIST BIBLE COLLEGE DB. 5640, PG 975

N72°10'50"W 29.30'

N65°10'06"W 32.9'

26.1'

20.3'

20.8'

37.1'

44.2'

49.91'

N 52°38'01"W 195.34'

30.2'

27.0'

(156) J.V. & J.W. BLEVINS DB. 4015, PG. 342

SURVEYOR'S CERTIFICATE

I hereby certify that this is a Class "A" Survey in compliance with the rules of the State of Tennessee Board of Examiners for Land Surveyors, Chapter 0820-3 of the Standards of Practice, and that there are no encroachments or projections other than those shown, and that the survey is correct to the best of my knowledge and belief.

Jimmy W. Springer 9/26/85

Jimmy W. Springer TN R.L.S. #825
MCI Consulting Engineers, Inc.
4301 Hillsboro Road, Suite 224
Nashville, Tennessee 37215

JIMMY W. SPRINGER REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 825

TOTAL AREA = 1.63± ACRES

CONDOMINIUM EXHIBIT of PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE 37205

SCALE: 1" = 40' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#141330

1"=20'

20 0 20

scale

MAGNETIC NORTH

N 34°33'43"E 58.04'

N 33°10'09"E 52.43'

203'

BOOK 5809 PAGE 611

ASPHALT

37.1'

20.8'

S.S. 18

195.34'

N 52°38'01"W

44.2'

36.2'

27.0'

49.9'

POOL

44.0'

12.1'

14.7'

4.7'

(1)

(4)

(7)

(10)

(13)

(16)

(19)

43.0'

29.9'

28.7'

15.5'

15.4'

11.35'

14.0'

10.0'

5'

12.0'

25'

COMMON ELEMENT
8" S.S.

APPROX. LOCATION NES ESMT., BK. 4879, PG. 400

LIMITED CONTROLLED ACCESS

WEST END AVE.

Δ=11°03'32"
R=1864.86'
L=359.39'
CH=S 31°22'58"W
359.39'

NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG HAS A FIRST, SECOND, & THIRD FLOOR.

LEGEND
- IRON ROD (OLD)
- RAILROAD SPIKE (OLD)
- CONC. MON. (OLD)
- IRON ROD (NEW)
- CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- CONDO UNIT

FIRST FLOOR
CONDOMINIUM EXHIBIT
of
PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1" = 20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
# 1141330

1"=20'

20 0 20

scale

N 34°33'43"E 58.04'

N 33°10'09"E 52.43'

MAGNETIC NORTH

BOOK 5809 PAGE 612

ASPHALT

44.0'

47.1'

4.7'

33.1'

0.7'

15.5'

39'

28.7'

25.9'

43.0'

(5)

(8)

S 5°11'E

195.34'

N 52°38'01"W

POOL

(11)

(14)

(17)

(20)

43.0'

29.3'

14.7'

15.4'

14.0'

10.0'

11.3'

5'

12.0'

25'

3"W

COMMON ELEMENT

8"S.S.

APPROX. LOCATION NES ESMT., BK. 4879, PG. 460

LIMITED CONTROLLED ACCESS

WEST END AVE.

Δ=11°03'32"
R=1864.86'
L=359.39'
CH=S 31°22'58"W
359.39'

NOTE:

1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

LEGEND

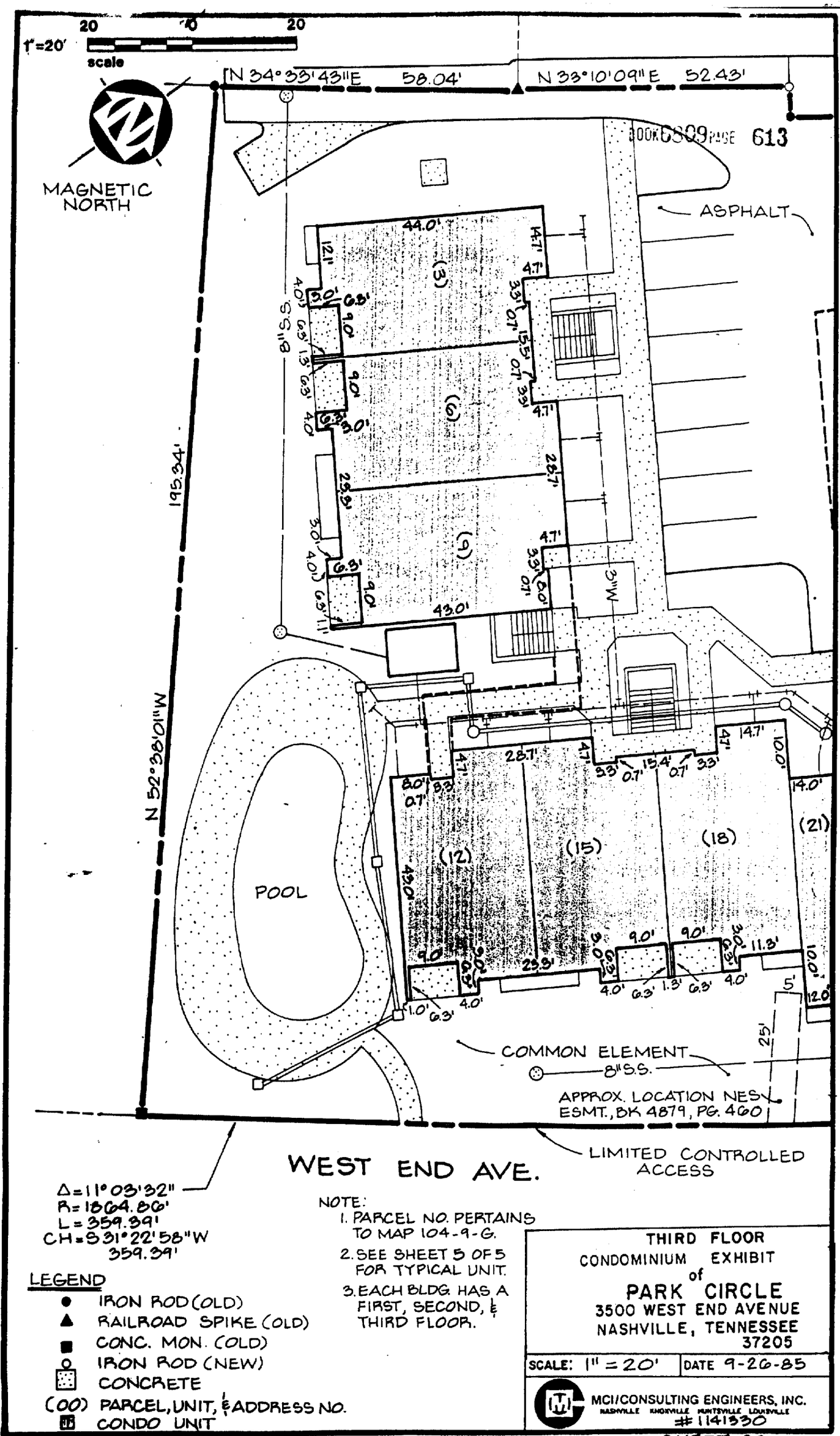
- IRON ROD (OLD)
- RAILROAD SPIKE (OLD)
- CONC. MON. (OLD)
- IRON ROD (NEW)
- CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- CONDO UNIT

SECOND FLOOR
CONDOMINIUM EXHIBIT
of
PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1" = 20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330

SHEET 4 OF 5




Δ=11°03'32"
R=1864.86'
L=359.39'
CH=S31°22'58"W
359.39'

NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

LEGEND
- ● IRON ROD (OLD)
- ▲ RAILROAD SPIKE (OLD)
- ■ CONC. MON. (OLD)
- ○ IRON ROD (NEW)
- CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- CONDO UNIT

THIRD FLOOR
CONDOMINIUM EXHIBIT
of
PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1" = 20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330

S 56°34'57"E
5.99'

N 33°11'33"E 281.17'

BOOK 5809 PAGE 614

PUBLIC UTILITY ESMT.

6" W

1"=20'

20 0 20

scale

MAGNETIC NORTH

ASPHALT

4" W

(16) (19) (22) (25) (28) (31) (34)

COMMON ELEMENT

8" S.S

TEMPORARY CONSTRUCTION EASEMENT

176'

150'

WEST END AVE.

LIMITED CONTROLLED ACCESS

Δ=11°03'32"
R=1864.86'
L=359.39'
CH=S 31°22'58"W
359.39'

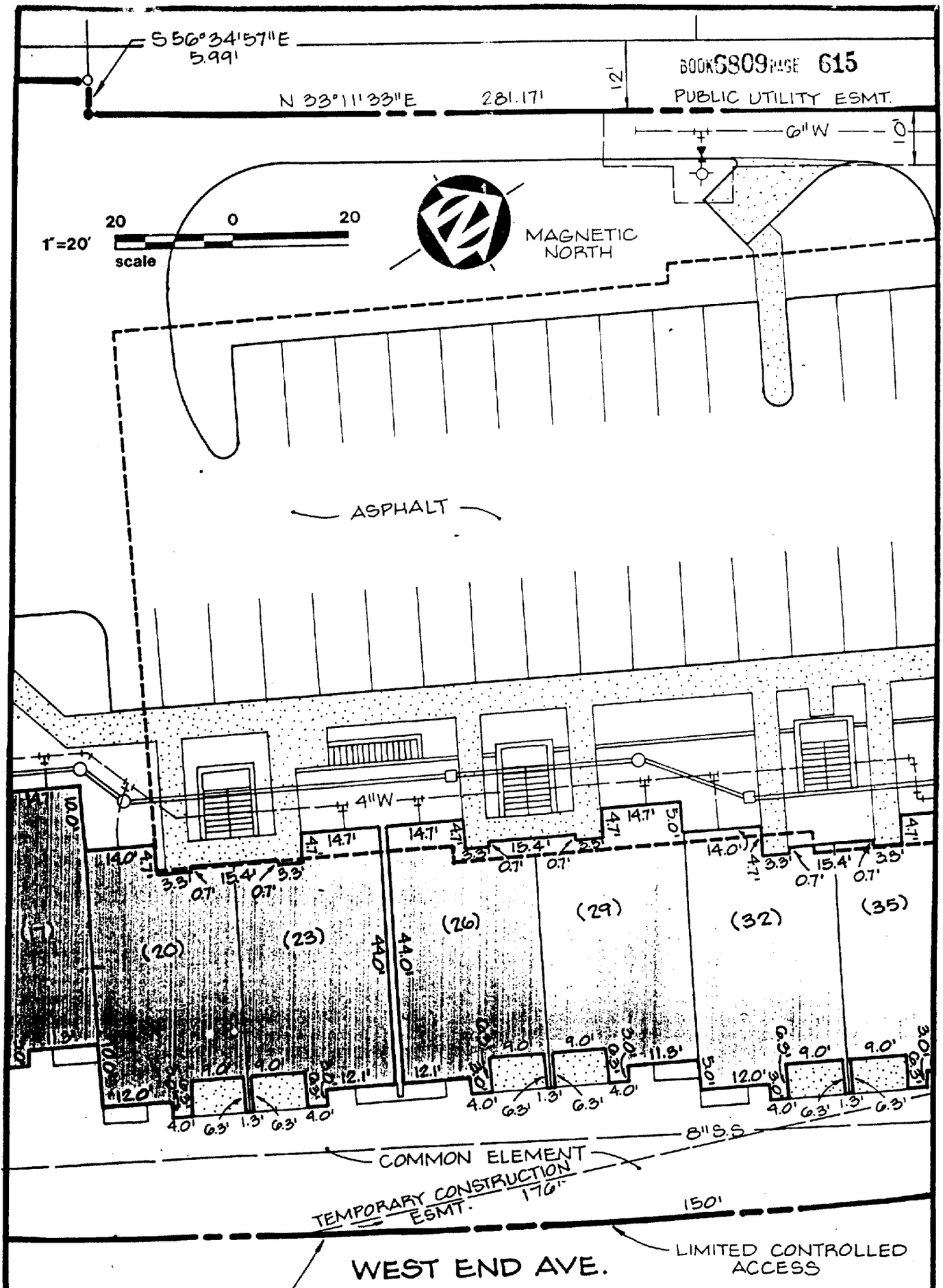
NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

LEGEND
- ● IRON ROD (OLD)
- ○ IRON ROD (NEW)
- ▨ CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- □ CONDO UNIT

**FIRST FLOOR**
CONDOMINIUM EXHIBIT
of
**PARK CIRCLE**
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1" = 20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330




Δ=11°03'32"
R=1864.86'
L=359.39'
CH=S 31°22'58"W
359.39'

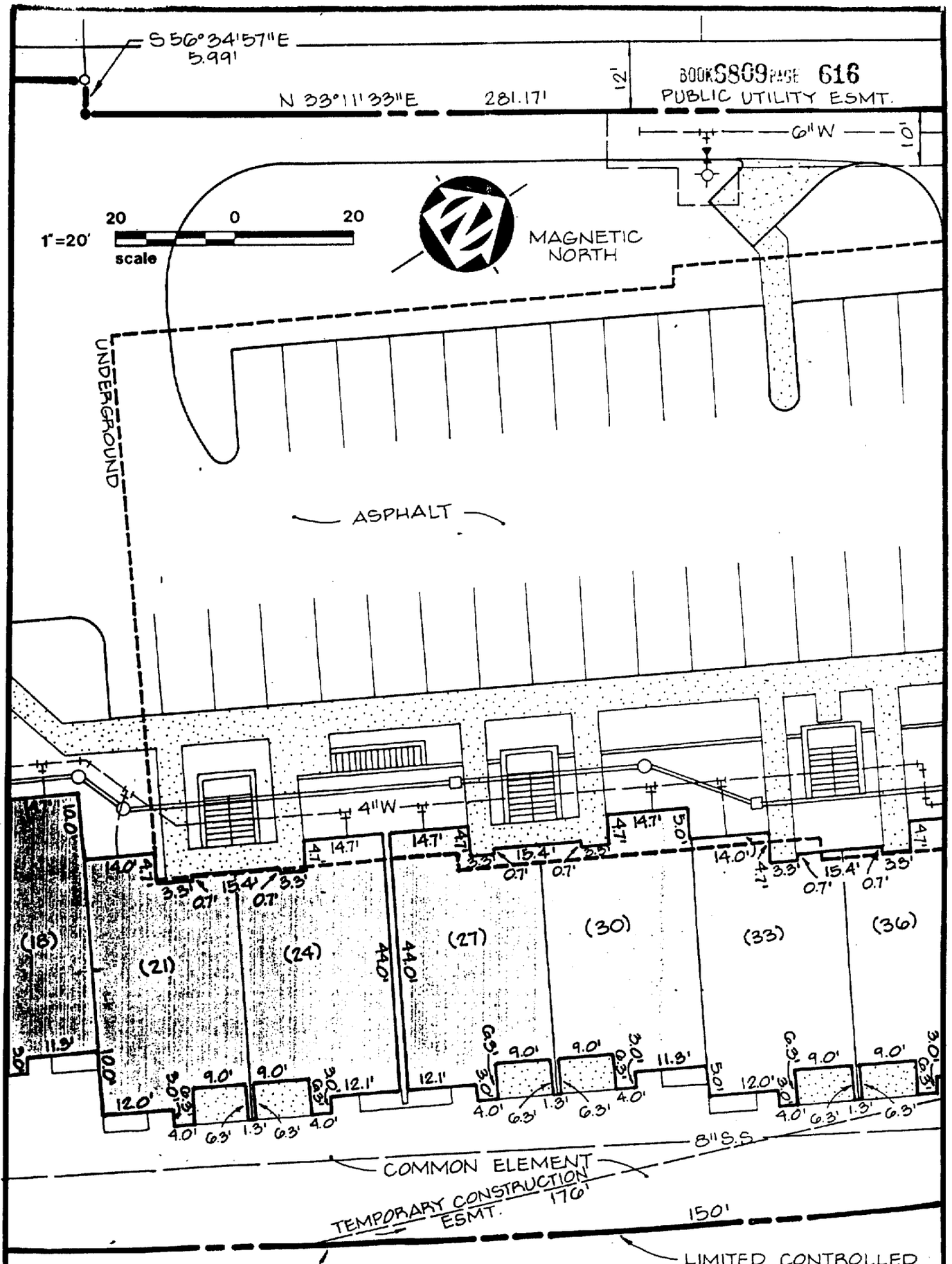
NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

LEGEND
- ● IRON ROD (OLD)
- o IRON ROD (NEW)
- ⊡ CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- ▣ CONDO UNIT

SECOND FLOOR
CONDOMINIUM EXHIBIT
of
# PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1" = 20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330




Δ=11°03'32"
R=1864.86'
L=359.39'
CH=S31°22'58"W
359.39'

NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

LEGEND
- ● IRON ROD (OLD)
- ○ IRON ROD (NEW)
- ⊡ CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- ⊡ CONDO UNIT

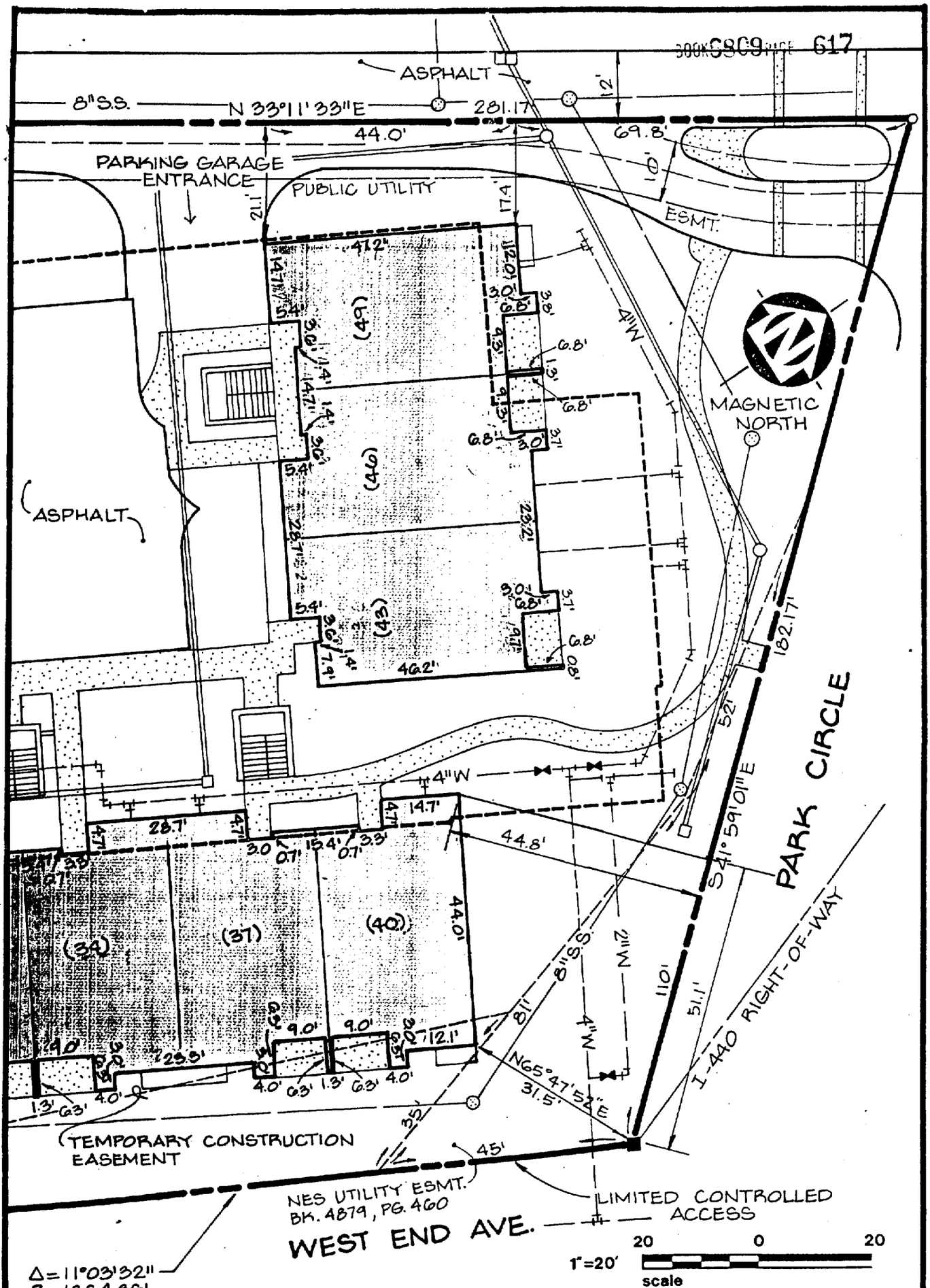
# THIRD FLOOR CONDOMINIUM EXHIBIT of PARK CIRCLE

3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1" = 20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330

BOOK 6809 PAGE 617




Δ=11°03'32"
R=1864.86'
L=359.39'
CH=S 31°22'58"W
359.39'

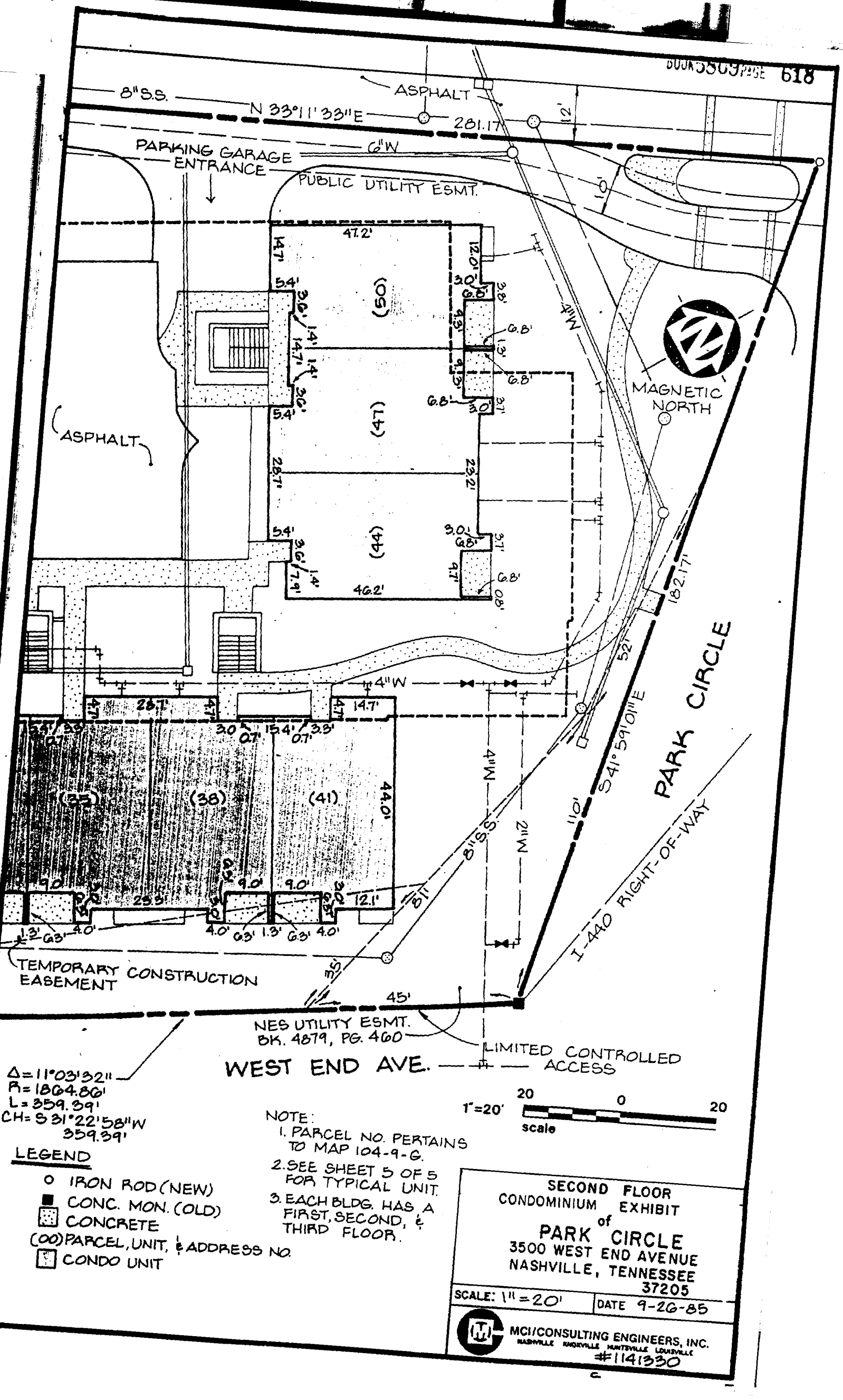
NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

LEGEND
- o IRON ROD (NEW)
- ■ CONC. MON. (OLD)
- CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- CONDO UNIT

FIRST FLOOR
CONDOMINIUM EXHIBIT
of
PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1"=20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330




$\Delta = 11°03'32"$
$R = 1864.86'$
$L = 359.39'$
CH= S 31°22'58"W
359.39'

**LEGEND**

- o IRON ROD (NEW)
- ■ CONC. MON. (OLD)
- CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- CONDO UNIT

NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

1"=20' scale: 20 0 20

**SECOND FLOOR CONDOMINIUM EXHIBIT**
of
**PARK CIRCLE**
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1" = 20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330

8"S.S.
N 33°11'33"E 281.17'
ASPHALT
12'
PARKING GARAGE ENTRANCE
6"W
PUBLIC UTILITY ESMT
0'
47.2'
14.7'
5.4'
3.6'
1.4'
14.7'
1.4'
3.6'
5.4'
(51)
(48)
(45)
46.2'
12.0'
3.0'
6.8'
3.8'
4.3'
6.8'
1.3'
9.3'
6.8'
6.8'
3.0'
3.7'
23.2'
28.7'
5.4'
3.6'
7.9'
1.4'
3.0'
6.8'
3.7'
9.7'
6.8'
0.8'
4"W
MAGNETIC NORTH
ASPHALT
182.17'
52'
PARK CIRCLE
S41°59'01"E
110'
4"W
M 11.2
8"S.S.
81'
I-440 RIGHT-OF-WAY
28.7'
14.7'
3.0'
0.7'
15.4'
3.9'
0.7'
(36)
(39)
(42)
44.0'
4.0'
9.0'
9.0'
29.3'
12.1'
1.3'
0.3'
4.0'
4.0'
0.3'
1.3'
0.3'
4.0'
TEMPORARY CONSTRUCTION ESMT.
45'
NES UTILITY ESMT. BK. 4879, PG. 460
LIMITED CONTROLLED ACCESS
WEST END AVE.

=11°03'32"
=1864.86'
=359.39'
H= S 31°22'58"W
359.39'

1"=20'
20 0 20
scale

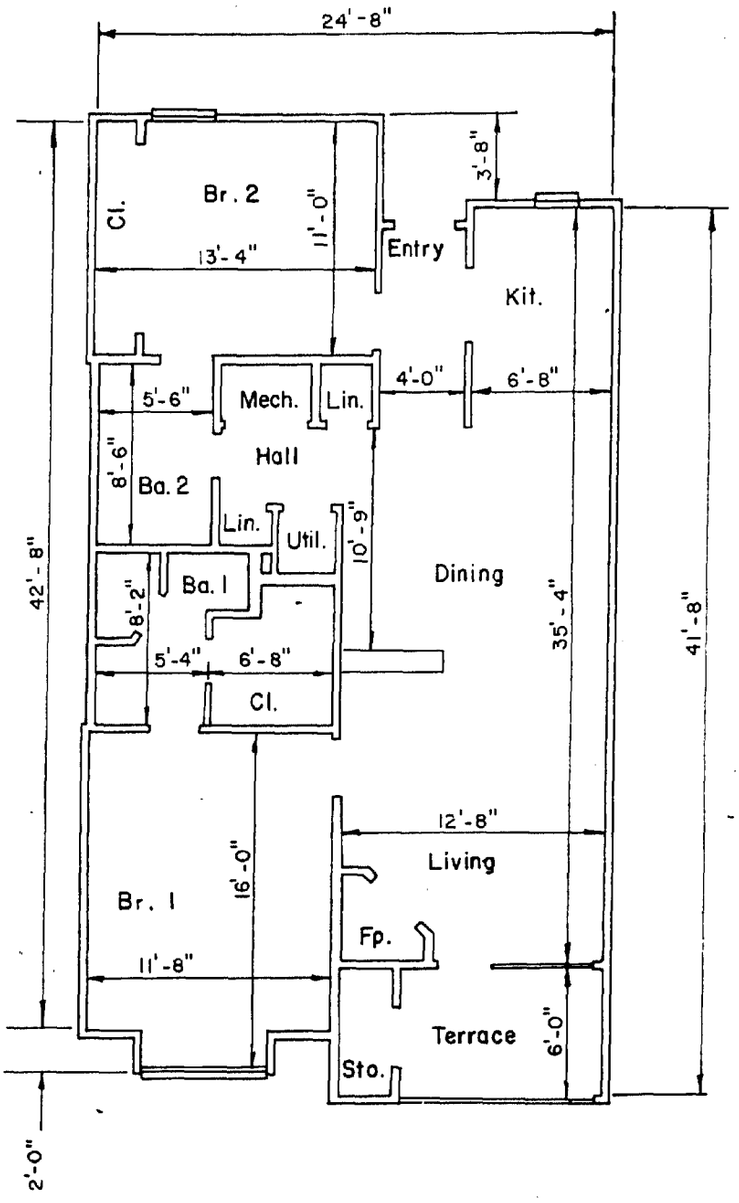
LEGEND
- ○ IRON ROD (NEW)
- ■ CONC. MON. (OLD)
- CONCRETE
- (00) PARCEL, UNIT, & ADDRESS NO.
- CONDO UNIT

NOTE:
1. PARCEL NO. PERTAINS TO MAP 104-9-G.
2. SEE SHEET 5 OF 5 FOR TYPICAL UNIT.
3. EACH BLDG. HAS A FIRST, SECOND, & THIRD FLOOR.

THIRD FLOOR
CONDOMINIUM EXHIBIT
of
PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1"=20' | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330




# FLOOR PLAN - TYPICAL

Ba. - Bathroom
Br. - Bedroom
Fp. Fireplace
Kit Kitchen
Mech. Mechanical
Lin. Linen
Cl. Closet
Sto. Storage
Util. Utility Room

CONDOMINIUM EXHIBIT
of
PARK CIRCLE
3500 WEST END AVENUE
NASHVILLE, TENNESSEE
37205

SCALE: 1/8" = 1'-0" | DATE 9-26-85

MCI/CONSULTING ENGINEERS, INC.
NASHVILLE KNOXVILLE HUNTSVILLE LOUISVILLE
#1141330

EXHIBIT C

CHARTER

OF

PARK CIRCLE CONDOMINIUMS ASSOCIATION, INC.

The undersigned natural person, having capacity to contract, and acting as the incorporator of a corporation under the Tennessee General Corporation Act, adopts the following Charter for such corporation:

1. The name of the corporation is PARK CIRCLE CONDOMINIUMS ASSOCIATION, INC. (hereinafter referred to as the "Association").

2. The duration of the Association is perpetual.

3. The address of the principal office of the Association in the State of Tennessee shall be 3500 West End Avenue, Nashville, Tennessee 37205.

4. The Association is not for profit.

5. The purpose for which the Association is organized is to provide an entity, pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated §§ 66-27-101, et seq. (hereinafter referred to as the "Act"), for the administration and operation of Park Circle Condominiums (hereinafter referred to as the "Condominium"), a horizontal property regime located at 3500 West End Aenue, Nashville, Tennessee 37205.

6. The Association is to have members.

7. The Association shall make no distributions of income to its members, directors, or officers; provided, however, that this provision shall not preclude the payment of reasonable sums for services rendered or supplies furnished to the Association by such persons.

8. The Association shall have all of the common law and statutory powers of a corporation not for profit, which are not in conflict with the terms of this Charter.

9. The Association shall have all of the powers and duties of a condominium homeowners association as set forth in the Act, and all of the powers and duties reasonably necessary to operate the Condominium as set forth in the Master Deed establishing the Condominium to be recorded in the Register's Office for Davidson County, Tennessee (hereinafter referred to as the "Master Deed"), and as it may be amended from time to time, including, but not limited to, the following:

(a) to make and collect assessments against members to defray the costs, expenses, and losses of the Condominium;

(b) to use the proceeds of assessments in the exercise of its powers and duties, in accordance with the Master Deed and the By-Laws of the Association (hereinafter referred to as the "By-Laws");

(c) to maintain, repair, replace, and operate the Condominium property;

(d) to purchase insurance upon the Condominium property and insurance for the protection of the Association and its members;

(e) to reconstruct improvements after casualty and to further improve the property;

(f) to make and amend reasonable rules and regulations respecting the use of the property in the Condominium;

(g) to enforce, by legal means, the provisions of the Act, the Master Deed, this Charter, the By-Laws and the rules and regulations for the use of the Condominium property;

(h) to contract for the professional management of the Condominium; and

(i) to employ personnel to perform the services required for the proper operation of the Condominium.

10. All funds, the titles of all properties acquired by the Association, and the proceeds thereof shall be held in trust for the members or used to pay common expenses in accordance with the provisions of the Master Deed, this Charter, and the By-Laws.

11. The powers of the Association shall be subject to, and shall be exercised in accordance with, the provisions of the Master Deed, this Charter, and the By-Laws.

12. The members of the Association shall consist of all of the Unit Owners in the Condominium, in accordance with the Master Deed and the By-Laws. Change of membership in the Association shall be consummated by the transfer of title to a Unit. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to a member's Unit.

13. The aggregate number of votes for all members of the Association shall be fifty-one (51), and one (1) vote shall be allocated to each Unit.

14. The By-Laws have been adopted by Marshall I. Karr, Trustee, with full power to mortgage, sell, transfer and convey, without the joinder of any beneficiary or other party, as "Declarant" of the Condominium, by Park Circle, Ltd., a Tennessee limited partnership for which the Declarant holds legal title to the Condominium property, and by the Incorporator.

15. Amendments to this Charter shall be proposed and adopted in the following manner:

(a) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

(b) A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing; provided that such approval is delivered to the Secretary at or prior to the meeting.

(c) Approval of an amendment must be given by members of the Association having at least three-fourths (3/4) of the total vote.

(d) No amendment shall make any changes in the qualifications for membership or the voting rights of members, without approval in writing of all members.

(e) A copy of each amendment shall be filed with the Secretary of State of Tennessee and shall be recorded in the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 13TH day of March, 1986.

Marshall I. Karr

Marshall I. Karr, Incorporator

EXHIBIT D

BY-LAWS

OF

PARK CIRCLE CONDOMINIUMS ASSOCIATION, INC.

## ARTICLE I

## NAME, CERTAIN TERMS, APPLICATION AND OFFICE

Section 1. The name of the horizontal property regime or condominium project is PARK CIRCLE CONDOMINIUMS.

Section 2. Unless the context indicates otherwise, all terms used in these By-Laws shall have the meanings ascribed to them in the Master Deed for PARK CIRCLE CONDOMINIUMS, dated March 13, 1986, and recorded in the Register's Office for Davidson County, Tennessee. The words "member" or "members," as used in these By-Laws, shall mean and refer to the "Unit Owner" or "Unit Owners," as the case may be, as defined in the Master Deed.

Section 3. The Units and the Common Elements shall be and the same are hereby declared to be subject to the restrictions, easements, conditions and covenants prescribed and established by the Master Deed and these By-Laws, and these By-Laws shall apply to and govern the administration of the Property. Unless and until the horizontal property regime is terminated as provided in the Master Deed, all present and future Unit Owners, mortgagees, lessees and occupants of Units and their agents, employees, invitees, licensees and any other persons who may use the facilities of the Property in any manner shall be subject to and bound by the Master Deed and these By-Laws, and any amendments thereof.

Section 4. The principal office of the Association shall be maintained at the address of the condominium project at 3500 West End Avenue, Nashville, Tennessee 37205, or at such other place in Nashville, Tennessee, as may from time to time be fixed by the Board of Directors.

## ARTICLE II

## ASSOCIATION OF UNIT OWNERS

Section 1. The members of the Association shall consist of the Unit Owners of PARK CIRCLE CONDOMINIUMS.

Section 2. There shall be one person with respect to each Unit Ownership who shall be entitled to vote at any meeting of the Unit Owners. Such person shall be known (and hereinafter referred to) as a "voting member." Such voting member may be the Unit Owner or one of the group composed of all the Unit Owners of a Unit Ownership, or may be some person designated by such Unit Owner or Owners to act as proxy on his or their behalf and who need not be a Unit Owner. Such designation shall be in writing to the Board of Directors and shall be revocable at any time by actual notice to the Board of Directors of the death or judicially declared incompetence of any designator, or by written notice to said Board of Directors by the Unit Owner or Owners. Any or all such Unit Owners may be present at any meeting of the voting members and (those constituting a group acting unanimously) may vote to take any other action as a voting member either in person or by proxy. The total number of votes of all voting members shall be fifty-one (51), and each Unit Owner or group of Unit Owners of a Unit shall be entitled to one (1) vote. Declarant shall be the voting member with respect to any Unit Ownership owned by Declarant in the condominium project. Until such time as three-fourths (3/4) of the Units have been sold or until three (3) years after the sale of the first Unit, whichever shall first occur, Declarant shall be entitled to three (3) votes per Unit owned by him. If a Unit Owner is a trust, then the member of the Association shall be a beneficiary of such trust, and if a Unit Owner or such a beneficiary is a corporation or partnership, the member of the Association may be an officer, partner or employee of such Unit Owner or beneficiary. The membership of each Unit Owner shall terminate when he ceases to be a Unit Owner, and upon the sale, transfer or other disposition of his Unit Ownership, his membership in the Association shall automatically be transferred to the new Unit Owner succeeding to such Unit Ownership.

Section 3. Meetings of the voting members shall be held at the principal office or at such other place in Nashville, Tennessee, as may be designated in any notice of a meeting. The presence in person or by proxy at any meeting of the voting members having a majority of the total votes shall constitute a quorum. Unless otherwise expressly provided herein or in the Master Deed, any action may be taken at any meeting of the voting members at which a quorum is present upon the affirmative vote of the voting members having a majority of the total votes which are represented at such meeting.

Section 4. The initial meeting of the voting members may be held, subject to the terms hereof, on any date, at the option of the Board of Directors; provided, however, that the initial meeting shall be held not less than thirty (30) days and not more than one hundred twenty (120) days after Declarant has sold and delivered his deed for at least thirty-nine (39) of the Units in the condominium project, or three (3) years after conveyance by Declarant of the first Unit therein, whichever shall first occur. Thereafter, each succeeding year there shall be an annual meeting of the voting members within fifteen (15) days of the anniversary of the initial meeting. All such meetings of the voting members shall be held on such date and at such time as may be designated by written notice of the Board of Directors delivered to the voting members not less than ten (10) days prior to the date fixed for said meeting.

Section 5. Special meetings of the voting members may be called at any time for the purpose of considering matters which, by the terms of the Master Deed, require the approval of all or some of the voting members, or for any other reasonable purpose. Said meetings shall be called by written notice, authorized by a majority of the Board of Directors, or by the voting members having one-fifth (1/5) of the total vote, and delivered not less than ten (10) days prior to the date fixed for said meeting. The notices shall specify the date, time and place of the meeting and the matters to be considered.

Section 6. Notices of meetings required to be given herein may be delivered either personally or by mail to the persons entitled to vote at such meetings, addressed to each such person at the address given by him to the Board of Directors for the purpose of service of such notice, or to the Unit or the Unit Owner with respect to which such voting right appertains, if no address has been given to the Board of Directors.

Section 7. Any meeting of the Association may be adjourned from time to time to such place and time as may be determined by majority vote of the members present, whether a quorum be present or not, without notice other than the announcement at the meeting. At any adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted by a quorum at the meeting as originally called.

Section 8. No Unit Owner who is in default in the payment of his assessments hereunder shall be entitled to exercise his right to vote until he has cured such default. A Unit Owner shall be deemed to be in default if he has not paid his assessments to the Board of Directors or its agent within fifteen (15) days after receipt of notices of assessment.

## ARTICLE III

## BOARD OF DIRECTORS

Section 1. The direction and administration of the condominium project shall be vested in a Board of Directors which shall constitute the "board of administration" described in the Tennessee Horizontal Property Act, Tennessee Code Annotated §§66-27-101, et seq. (the "Act"), and which shall hereinafter be referred to as the "Board," consisting of five (5) persons who shall be elected in the manner hereinafter provided [except the First Board, which shall consist of three (3) persons appointed by Declarant as hereinafter provided]. Each member of the Board shall be one of the Unit Owners or a spouse of a Unit Owner; provided, however, that in the event a Unit Owner is a corporation, partnership, trust or other legal entity other than a natural person or persons, then any officer or director of such corporation, partner of such partnership, beneficiary of such trust, or manager of such other legal entity shall be eligible to serve as a member of the Board.

Section 2. At the initial meeting the voting members shall elect a Board. Pending the initial meeting of the voting members, Declarant shall appoint the members of the First Board. In all elections for members of the Board, the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. A majority of the total number of members on the Board shall constitute a quorum, and the acts of a majority of the Board members present at a Board meeting at which a quorum is present shall be the acts of the Board. Every member of the Board (except for the members of the First Board) shall hold office for a term of three (3) years and until his or her successor shall have been elected and qualified; provided that two (2) members of the Second Board shall hold office until the first annual meeting after the initial meeting, two (2) other members of the Second Board shall hold office until the second annual meeting after the initial meeting, and one (1) other member of the Second Board shall hold office until the third annual meeting after the initial meeting. Vacancies in the Board shall be filled by election by the voting members present at the next annual meeting or at a special meeting of the voting members called for such purpose. Any director so elected to fill a vacancy shall hold office for a term equal to the unexpired term of the director whom he succeeds. Except as otherwise provided in the By-Laws, the condominium project shall be managed by the Board and the Board shall act by majority vote of those present at its meetings when a quorum exists. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt.

Section 3. The Board shall elect from among its members a President who shall preside over both its meetings and those of the voting members, and who shall be the chief executive officer of the Association, a Secretary who shall keep the minutes of all meetings of the Board and of the voting members and who shall, in general, perform all the duties incident to the office of secretary, a Treasurer to keep the financial records and books of account, and such additional officers as the Board shall see fit to elect. Such officers shall be elected annually and shall hold office for a term of one (1) year and thereafter until their successors be elected and qualified; provided, however, that any officer may be removed from office with or without cause by the affirmative vote of a majority of the other Board members.

Section 4. Any Board member may be removed from office with or without cause by the affirmative vote of the voting members having at least two-thirds (2/3) of the total vote, at any special meeting called for that purpose. A successor to fill the unexpired term of a Board member removed may be elected by the voting members at the same meeting or any subsequent meeting called for that purpose.

Section 5. All agreements, contracts, deeds, leases, vouchers for payment of expenditures and other instruments shall be signed by such officer or officers, agent or agents of the Board and in such manner as from time to time shall be determined by written resolution of the Board. In the absence of such determination by the Board, such documents shall be signed by the President or any Vice-President and countersigned by the Secretary or any Assistant Secretary of the Board.

Section 6. The Board shall have the following additional powers and duties:

(a) To administer the affairs of the Association and the condominium project.

(b) To engage the services of a manager or managing agent who shall manage and operate the condominium project for all the Unit Owners upon such terms and with such authority as the Board may approve.

(c) To formulate policies for the administration, management and operation of the condominium project.

(d) To adopt rules and regulations, with written notice thereof to all Unit Owners, governing the

administration, management, maintenance, operation, use, conservation and beautification of the condominium project and for the health, comfort, safety and general welfare of the Unit Owners, and to amend such rules and regulations from time to time.

(e) To provide for and maintain the insurance coverage called for in the Master Deed.

(f) To provide for any construction, alteration, installation, maintenance, repair, painting and replacement for which the Board is responsible under the Master Deed and By-Laws and for such purposes to enter and to authorize entry into any Unit and/or Limited Common Elements, causing as little inconvenience to the Unit Owners as practicable and repairing any damage caused by any such entry at the expense of the maintenance fund.

(g) To provide for the designation, hiring and removal of employees and other personnel, including attorneys and accountants, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the condominium project and to delegate any such powers to the manager or managing agent (and any such employees or other personnel as may be employees of the managing agent).

(h) To estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Unit Owners their respective shares of such estimated expenses as hereinafter provided.

(i) To pay out of the maintenance fund hereinafter provided for, the following:

(i) Water, waste removal, electricity and telephone and other necessary utility services for the General Common Elements.

(ii) The services of a manager or managing agent or any other person or firm employed by the Board.

(iii) Payment for the maintenance, repair and replacement of the Common Elements.

(j) To bid for and purchase any Unit Ownership at a sale pursuant to a mortgage or trust deed foreclosure, or a foreclosure of the lien for common expenses under the Master Deed, or at a sale pursuant to an order or direction of a court, or other involuntary sale, upon the consent or approval of Unit Owners having at least two-thirds (2/3) of the total vote.

(k) To comply with the instructions of a majority of the Unit Owners, as expressed in a resolution duly adopted at any annual or special meeting of the Unit Owners.

(l) To exercise all other powers and duties of the Board of Directors of the Association as a group referred to in the Master Deed, these By-Laws or the Act.

(m) To make such reasonable rules and regulations from time to time as they, in their discretion, may determine in order to curtail unreasonable parking, abandonment of vehicles, storage of vehicles, prohibiting trucks and other abuses of a like nature.

(n) From time to time, to assign the use of particular automobile parking spaces for the benefit of Unit Owners. Such assigned spaces shall be made on a reasonable basis as may be designated by the Board. Nothing herein contained shall be construed to establish a contractual relationship between the Unit Owner and the Board of the Association pertaining to the use of a particular parking space.

(o) To establish or adopt a fiscal year for the Association.

## ARTICLE IV

## ASSESSMENTS

Section 1. Each year on or before the first day of the last month of the Association's fiscal year, the Board shall estimate the total amount necessary to pay the cost of salaries, wages, professional fees, materials, insurance,

services and supplies, and other common expenses which will be required during the ensuing fiscal year for the rendering of all services, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements and shall on or before fifteen (15) days thereafter notify each Unit Owner in writing as to the amount of such estimate, with reasonable itemization thereof. The annual budget shall also take into account the estimated net available cash income for the fiscal year from the operation or use of the Common Elements. Said "estimated cash requirement" shall be assessed to the Unit Owners according to each Unit Owner's percentage of ownership interest in the Common Elements as set forth in Exhibit E to the Master Deed. On or before the first day of the first month of the ensuing fiscal year, and the first of each and every succeeding month of said year, each Unit Owner shall be obligated to pay to the Board, or as it may direct, one-twelfth (1/12) of the assessment made pursuant to this Section 1. On or before the date of the annual meeting of each fiscal year, the Board shall supply to all Unit Owners an itemized accounting of the maintenance expenses for the preceding fiscal year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimates provided, and showing the net amount over or short of the actual expenditures plus reserves. Any amount accumulated in excess of the amount required for actual expenses and reserves shall be credited according to each Unit Owner's percentage of ownership interest in the Common Elements to the next monthly installments due from Unit Owners under the current fiscal year's estimate, until exhausted, and any net shortage shall be added according to each Unit Owner's percentage of ownership interest in the Common Elements to the installments due in the succeeding three (3) months after rendering of the accounting.

Section 2. The Board shall build up and maintain a reasonable reserve for contingencies and replacements. Extraordinary expenditures not originally included in the annual estimate which may become necessary during the fiscal year shall be charged first against such reserve. If said "estimated cash requirement" proves inadequate for any reason, including non-payment of any Unit Owner's assessment, the Board may at any time levy a further assessment, which shall be assessed to the Unit Owners according to each Unit Owner's percentage ownership in the Common Elements. The Board shall serve notice of such further assessment on all Unit Owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall become effective with the next monthly maintenance payment which is due more than ten (10) days after the delivery or mailing of such notice of further assessment. All Unit Owners shall be obligated to pay the adjusted monthly amount.

Section 3. For the first fiscal year and thereafter until the Second Board is elected, the annual budget shall be established by the First Board. If such first fiscal year, or any succeeding fiscal year, shall be less than a full year, then the monthly assessments for each Unit Owner shall be proportionate to the number of months and days in such period covered by such budget. Commencing with the date of acquisition of his Unit, each Unit Owner shall pay his assessment for the following month or fraction thereof, which assessment shall be in proportion to his respective ownership interest in the Common Elements and the number of months and days remaining of the period covered by the current annual budget.

Section 4. The failure or delay of the Board to prepare or serve the annual or adjusted estimate on the Unit Owners shall not constitute a waiver or release in any manner of the Unit Owners' obligation to pay the maintenance costs and necessary reserves, as herein provided, whenever the same shall be determined, and in the absence of any annual estimate or adjusted estimate, the Unit Owners shall continue to pay the monthly maintenance charge at the then existing monthly rates established for the previous period until the next monthly maintenance payment which is due more than ten (10) days after such new annual or adjusted estimate shall have been mailed or delivered.

Section 5. The Board shall keep full and correct books of account in chronological order of the receipts and expenditures affecting the Common Elements, specifying and itemizing the maintenance and repair expenses of the Common Elements and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for inspection by any Unit Owner or his representative, duly authorized in writing, at such reasonable time or times during normal business hours as may be requested by the Unit Owner. Upon ten (10) days' notice to the Board and payment of a reasonable fee, any Unit Owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from such Unit Owner.

Section 6. If any Unit Owner shall fail or refuse to make any such payment of the common expenses when due, the amount thereof, together with interest thereon at the highest effective rate allowed by law, shall constitute a lien against the Unit Ownership of such Unit Owner in the condominium project, as set forth in the Master Deed; provided, however, that such lien shall be subordinate to the lien of a recorded first mortgage or deed of trust on such Unit, except for the amount of such common expenses which become due and payable

from and after the date on which such first mortgagee acquires title to the Unit by foreclosure or sale pursuant to its mortgage or trust deed or by deed in lieu of foreclosure. The Board shall have the right to enforce the lien as provided in the Master Deed or to institute suit to foreclose any such lien, and there shall be added to the amount due the costs of said suit and other fees and expenses, together with interest as herein provided and reasonable attorney's fees to be fixed by the court. Notwithstanding the foregoing, the Board or the Association shall have the authority to exercise and enforce any and all rights and remedies provided in the Act, the Master Deed or these By-Laws, or otherwise available at law or in equity, for the collection of all unpaid assessments.

Section 7. The Board may cause the Association to discharge any mechanic's lien or other encumbrance which in the opinion of the Board may constitute a lien against the Property or the Common Elements, rather than a lien against only a particular Unit Ownership. When less than all the Unit Owners are responsible for the existence of any such lien, the Unit Owners responsible shall be jointly and severally liable for the amount necessary to discharge the same and for all costs and expenses, including reasonable attorney's fees, incurred by reason of such lien.

Section 8. All funds collected hereunder shall be held and expended for the purposes designated herein and, except for such special assessments as may be levied hereunder against less than all the Unit Owners and for such adjustments as may be required to reflect delinquent or prepaid assessments, shall be deemed to be held for the benefit, use and account of all the Unit Owners in proportion to their percentage interests in the Common Elements set forth in Exhibit E to the Master Deed.

Section 9. No Unit Owner may exempt himself from liability for the assessments provided for herein by waiver of the use or enjoyment of the Common Elements, by abandonment of his Unit, or by any other means.

## ARTICLE V

## CONTRACTUAL POWERS

No contract or other transaction between the Association and one or more of its directors or between the Association and any corporation, firm or other entity in which one or more of the directors of the Association are directors or are financially interested shall be void or voidable because such director or directors were present at the meeting of the

Board which authorized or approved the contract or transaction or because his or their votes were counted, if (a) the fact of the common directorship or financial interest is disclosed or known to the Board and noted in the minutes and the Board authorizes, approves or ratifies the contract or transaction in good faith by a vote sufficient for the purpose without counting the vote or votes of such director or directors or (b) the contract or transaction is just and reasonable as to the Association at the time it is authorized or approved. Common or interested directors may be counted in determining the presence of a quorum at a meeting of the Board which authorizes, approves or ratifies a contract or transaction.

## ARTICLE VI

## AMENDMENTS

These By-Laws may be amended or modified from time to time by action or approval of the voting members having at least two-thirds (2/3) of the total vote; provided, however, that no provision in these By-Laws may be amended or modified so as to conflict with the provisions of the Act. Such amendments shall be recorded in the Register's Office for Davidson County, Tennessee.

## ARTICLE VII

## INDEMNIFICATION

Section 1. Any person who is made a party to a suit or proceeding by or in the right of the Association to procure a judgment in its favor by reason of the fact that he, his testator or intestate, is or was a director or officer of the Association, may be indemnified by the Association in accordance with Section 2 hereof against judgments, amounts paid in settlement and reasonable expenses, including attorney's fees, actually and necessarily incurred as a result of such suit or proceeding, or any appeal therein, except in relation to matters as to which such director or officer is adjudged to have breached his duty to the Association to act in good faith and with that degree of diligence, care and skill which ordinarily prudent men would exercise under similar circumstances in like positions. Any person made or threatened to be made a party to a suit or proceeding other than by or in the right of the Association to procure a judgment in its favor, whether civil or criminal, by reason of the fact that he, his testator or intestate, is or was a director or officer of the Association, may be indemnified by the Association in accordance with Section 2 hereof against judgments, fines,

amounts paid in settlement and reasonable expenses, including attorney's fees, actually and necessarily incurred as a result of such suit or proceeding, or any appeal therein, if such director or officer acted in good faith for a purpose which he reasonably believed to be in the best interest of the Association and, in addition, in criminal actions or proceedings, had no reasonable cause to believe that his conduct was unlawful. The termination of any such civil or criminal action, suit or proceeding by judgment, settlement (with or without court approval), or conviction, or upon a plea of nolo contendere, or its equivalent, shall not in itself create a presumption that any such director or officer did not act in good faith for a purpose which he reasonably believed to be in the best interest of the Association or that he had reasonable cause to believe that his conduct was unlawful.

Section 2. Any person referred to in Section 1 hereof who has been wholly successful, on the merits or otherwise, in the defense of any civil or criminal action, suit or proceeding of the character described in Section 1 hereof shall be entitled to indemnification as of right without any further action or approval by the Board. Except as provided in the immediately preceding sentence, any indemnification under Section 1 next above shall be made at the discretion of the Association, but only if (a) the Board, acting by majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, present or voting, shall find that the director or officer has met the applicable standard of conduct set forth in Section 1 hereof, or (b) if no such quorum of the Board is obtainable with due diligence, (i) independent legal counsel shall deliver to the Association their written opinion that indemnification is proper in the circumstances because such director or officer has met such standard or (ii) the Association members then entitled to vote for the election of directors shall determine by majority vote that such director or officer has met such standard.

Notwithstanding the foregoing, no person referred to in Section 1 hereof who has been made a party to any action, suit or proceeding of the character described in Section 1 hereof shall be entitled to indemnification with respect to any claim, issue or matter as to which such person, his testator or intestate, shall have been adjudged to be liable for negligence or misconduct in the performance of his duty to the Association, unless and except to the extent that the court in which such action, suit or proceeding was brought shall determine upon application that, despite the adjudication of liability and in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

Section 3. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding, only if authorized in the specific case (a) by the Board acting by majority vote of a quorum consisting of directors who are not parties to such action, suit or proceeding upon a finding that the director or officer has met the applicable standard of conduct set forth in Section 1 hereof, or (b) if no such quorum of the Board is obtainable with due diligence, (i) upon the opinion in writing of independent legal counsel that indemnification is proper in the circumstances because such director or officer has met such standard or (ii) by majority vote of the Association members then entitled to vote for the election of directors upon a finding that the director or officer has met such standard, provided that the Association shall have received an undertaking by or on behalf of the person receiving such advancement to repay such amount if he is ultimately found not to be entitled to indemnification or, where indemnification is granted, such portion of the amount so advanced by the Association or allowed by the court in excess of the indemnification to which he is entitled.

Section 4. The rights of indemnification provided in this Article VII shall be in addition to any rights to which any such director, officer or other person may otherwise be entitled under any by-law, agreement, vote of Association members, or otherwise, and shall be in addition to the power of the Association to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, regardless of whether the Association would have the power to indemnify him against such liability under this Article VII or otherwise.

Section 5. If any expenses or other amounts are paid by way of indemnification otherwise than by court order, by action of the Association members, or by an insurance carrier pursuant to insurance maintained by the Association, the Board shall, not later than the next annual meeting of Association members unless such meeting is held within three (3) months from the date of such payment, and, in any event, within fifteen (15) months from the date of such payment, mail to the Association members at the time entitled to vote for the election of directors a statement specifying the persons paid, the amounts paid, and the nature and status of the litigation or threatened litigation at the time of such payment.

Section 6. The indemnification provided for in this Article VII shall be a common expense, assessable to the Unit

Owners in accordance with their respective percentage interests in the Common Elements set forth in Exhibit E to the Master Deed.

## ARTICLE VIII

## MORTGAGES

Section 1. A Unit Owner who mortgages his Unit shall notify the Board of the name and address of his mortgagee and shall file a conformed copy of the note and deed of trust or mortgage with the Board. The Board shall maintain such information in a book entitled "Mortgages of Units."

Section 2. The Board, whenever so requested in writing by a mortgagee of a Unit, shall promptly report any then unpaid common expenses due from or any other default by the Unit Owner of the mortgaged Unit.

Section 3. The Board, when giving notice to a Unit Owner of a default in paying common expenses, or other default, shall send a copy of such notice to each holder or servicer of a mortgage encumbering such Unit whose name and address has theretofore been furnished to the Board.

Section 4. Each mortgagee of a Unit or its representative, duly authorized in writing, shall be permitted to examine the books of account of the Association's receipts and expenditures affecting the condominium project at such reasonable time or times during normal business hours as may be requested by the mortgagee.

## ARTICLE IX

## DAMAGE TO BUILDINGS

In the event of damage to or destruction of the whole or more than two-thirds (2/3) of all the Buildings or Common Elements as a result of fire or other casualty, application of the insurance proceeds therefor shall be governed by the provisions of Article XVII, Section 2, of the Master Deed.

ARTICLE X

CONFLICTS

In the event of any conflict between the provisions of these By-Laws and the provisions of the Act or the Master Deed, the provisions of the Act or the Master Deed, as the case may be, shall control.

The foregoing By-Laws of Park Circle Condominiums Association, Inc. are hereby adopted this 13TH day of March, 1986.

Marshall I. Karr, Incorporator

Marshall I. Karr, Trustee

PARK CIRCLE, LTD.

By: _____
Marshall I. Karr,
General Partner

By: _____
Robert G. Lakins,
General Partner

# EXHIBIT E

## PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT

| Unit Number | Percentage of Ownership Interest in the Common Elements |
|---|---|
| 1 | 1.96078% |
| 2 | 1.96078% |
| 3 | 1.96078% |
| 4 | 1.96078% |
| 5 | 1.96078% |
| 6 | 1.96078% |
| 7 | 1.96078% |
| 8 | 1.96078% |
| 9 | 1.96078% |
| 10 | 1.96078% |
| 11 | 1.96078% |
| 12 | 1.96078% |
| 13 | 1.96078% |
| 14 | 1.96078% |
| 15 | 1.96078% |
| 16 | 1.96078% |
| 17 | 1.96078% |
| 18 | 1.96078% |
| 19 | 1.96078% |
| 20 | 1.96078% |
| 21 | 1.96078% |
| 22 | 1.96078% |
| 23 | 1.96078% |
| 24 | 1.96078% |
| 25 | 1.96078% |
| 26 | 1.96078% |
| 27 | 1.96078% |
| 28 | 1.96078% |
| 29 | 1.96078% |
| 30 | 1.96078% |
| 31 | 1.96078% |
| 32 | 1.96078% |
| 33 | 1.96078% |
| 34 | 1.96078% |
| 35 | 1.96078% |
| 36 | 1.96078% |
| 37 | 1.96078% |
| 38 | 1.96078% |
| 39 | 1.96078% |
| 40 | 1.96078% |
| 41 | 1.96078% |
| 42 | 1.96078% |
| 43 | 1.96078% |
| 44 | 1.96078% |
| 45 | 1.96078% |

| Unit Number | Percentage of Ownership Interest in the Common Elements |
|---|---|
| 46 | 1.96078% |
| 47 | 1.96078% |
| 48 | 1.96078% |
| 49 | 1.96078% |
| 50 | 1.96078% |
| 51 | 1.96078% |

IDENTIFT REFERENCE
MAR 20 3 54 PM '86
FELIX Z. HILSON, JR. REGISTER
DAVIDSON COUNTY, TN
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