Davidson County REST
Recvd: 02/20/09 10:55 15 pg
Fees:77.00 Taxes:0.00
20090220-0014881

This instrument prepared by:
JACK E. GRITTON
GRITTON & GRITTON, PLLC
752 South Church Street
Murfreesboro, TN 37130

Map/Group/Parcel: 054/13/128

DECLARATION OF THE SHOPPES AT LAKEWOOD

A Condominium

ARTICLE I. SUBMISSION; DEFINED TERMS

Section 1.1. Submission of Real Estate. (a) FRED SHANKS (the "Declarant"), owner in fee simple of the real estate described in Section 2.02 located in Davidson County, Tennessee, hereby submits the real estate, together with all easements, rights and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Property") to the provisions of T.C.A. § 66-27-201 through 507, known as the Tennessee Condominium Act of 2008 (the "Act").

Section 1.2. Defined Terms. Each capitalized term not otherwise defined in this Declaration or in the Plats and Plans shall have the meanings specified or used in the Act.

ARTICLE IL NAMES; DESCRIPTION OF REAL ESTATE; PLAT AND PLANS

Section 2.1. Names.

Condominium. The name of the Condominium is The Shoppes at Lakewood. [66-27-305(a)(1)]

(a) Association. The name of the Association is The Shoppes at Lakewood Owner's Association, Inc. [§ 66-27-305(aX1)]

Section 2.2. Real Estate.

The Condominium is located in Davidson County, Tennessee. [§66-27-305 (a)(3)] The real estate of the Condominium is described in Exhibit A. [§66-27-305 (a)(3)].

Section 2.3. Plat and Plans. The Plat of record at Plat Book A, page ____ in the Register's Office for Davidson Countyare made a part of this Declaration for the purpose of

*20090220-0014880

describing the Condominium and the Units. [§66-27-309]

ARTICLE III. THE ASSOCIATION

Section 3.1. Authority. The business affairs of the Condominium shall be managed by the Association. The Association shall be governed in accordance with its Charter and Bylaws, as amended from time to time. [§ 66-27-401]

Section 3.2. Powers.

The Association shall have all of the powers, authority and duties permitted pursuant to the Act necessary and proper to manage the business and affairs of the Condominium. [§ 66-27-402]

(a) The Association may assign its future income, including its rights to receive Common Expense assessments, to finance Common Expenses.

Section 3.3. Declarant Control.

The Declarant shall have all the powers reserved in Section 67-3-403(c) of the Act to appoint and remove officers and members of the Board of Directors. [§ 66-27-403(c)]

ARTICLE IV. UNITS

Section 4.1. Identification of Units. The identifying number of each Unit is shown on the Plat or Plans or both. [§ 66-27-203(14) and § 67-27-305(a)(4)]

Section 4.2. Unit Boundaries. The boundaries of each Unit are located as shown on the Plat and Plans and are more particularly described as follows: [§ 66-27-302 and § 67-27-305 (a)(4)]

(a) Walls, floors and ceilings are designated as boundaries of a Unit; and

(b) Each Unit shall include the heating, hot water and air conditioning apparatus exclusively serving the Unit whether or not located within the boundaries of the Unit.

Section 4.3. Alterations of Units. Subject to the approval of the Board of Directors, a Unit may be improved or altered as provided in Section 66-27-311 of the Act if the Owner of the Unit and any affected mortgagee shall submit to the Board of Directors such application as shall be reasonably required.

Section 4.4. Relocation of Boundaries Between Adjoining Units. Subject to the approval of the Board of Directors, the boundaries between adjoining Units may be relocated by an amendment to the declaration as provided in Section 66-27-312 of the Act if the Owners of

those Units and their respective mortgagees submit to the Board of Directors such application as shall reasonably be required. If approved, the Association shall prepare, execute and record an amendment to the Declaration at the expense of the Owners of the affected Units.

Section 4.5. Subdivision of Units. Upon approval of the Board of Directors, a Unit may be subdivided into two or more Units as provided in Section 66-27-313 of the Act if the Owner of the Unit to be subdivided and any affected mortgagee shall submit to the Board of Directors such application as shall be reasonably required. If approved, the Association shall prepare, execute and record an amendment to the Declaration at the expense of the Owner of the subdivided Unit. [[§ 66-27-313]

Section 4.6. Requirements for Approval. The Board of Directors may condition its approval of any application submitted pursuant to Sections 4.4, 4.5, and 4.6 hereof upon additional requirements related to preservation of the structural integrity, aesthetics, operating efficiency, and protection of the Condominium and other Unit Owners including, without limitation, minimum Unit size requirements, acceptable architectural and engineering plans, aintenance of liability and workman's compensation insurance during construction, performance and payment bonds, or otherwise, the expense of which shall be borne by the affected Owners of the affected Units.

ARTICLE V. LIMITED COMMON ELEMENTS

Section 5.1. Limited Common Elements.

(a) A "Limited Common Element" means a portion of the Common Elements, designated in this Declaration, or on the Plats and Plans, or by the Act, for the exclusive use of one or more but fewer than all of the Units.

(b) The following portions of the buildings, in addition to the portions described in Sections 67-27-302(2) and 67-27-302(4) of the Act, are designated as Limited Common Elements: [67-27-203(16)]

(i) sidewalks;

(ii) the utility meter serving a particular Unit; and

(iii)Common Parking areas

Section 5.2. Allocation of Reserved Limited Common Elements.

(a) Portions of the Common Elements are marked on the Plats and Plans as "Common Elements which may be allocated as Limited Common Elements." These portions of the Common Elements include, without limitation, vehicle parking areas, portions of the basement of the building which may be used for storage purposes and others.

(b) The Declarant reserves the right to allocate specified areas which constitute a part of these Common Elements as Limited Common Elements for the exclusive use of the owners of Units to which these specified areas shall become appurtenant. The Declarant may assign such Common Elements as Limited Common Element areas pursuant to the provisions of Section 67-27-308 of the Act (i) by making such allocation in a recorded instrument, or (ii) in the deed to the Unit to which' such Limited Common Element parking or storage area shall be appurtenant, or (iii) by recording an appropriate amendment to this Declaration. Such allocations by the Declarant may be to Units owned by the Declarant.

Section 5.3. Association License of Common Elements. The Plat or Plans identify certain "Common Elements or Limited Common Elements Available for License" Subject to any reserved Development Rights of the Declarant, the Board of Directors may designate such Common Elements from time to time for use by less than all of the Unit owners or by non-owners for specified periods of time or by only those persons paying fees or satisfying other reasonable conditions for use as may be established by the Board of Directors. Any such designation by the Board of Directors shall not be a sale or disposition of such portions of the Common Elements.] [§ 67-27-402(a)(10)]

ARTICLE VI. MAINTENANCE, REPAIR AND REPLACEMENT

Section 6.1. Limited Common Elements. The owner of a Unit to which any doorstep, stoop, porch, balcony or patio is allocated shall be responsible for removal of snow, leaves and debris therefrom. [The Owner of a Unit to which the Limited Common Elements described in Exhibit are allocated shall maintain, repair and replace those Limited Common Elements.]

Section 6.2. Expense Allocation. Any Common Expense associated with the maintenance, repair or replacement of a Limited Common Element shall be assessed equally against the Units to which the Limited Common Element is assigned. [§ 67-27-414(c)(1)]

ARTICLE VII.
DEVELOPMENT RIGHTS AND OTHER SPECIAL DECLARANT RIGHTS

Section 7.1. Development Rights.

The Declarant reserves the following Development Rights:

(a) The right to amend this Declaration, the Plat, and the Plans for the purpose of altering the boundaries between adjoining Units, subdividing Units, and changing the allocated percentage of ownership allocated to such Units owned by the Declarant prior to the first conveyance of any such Units to a person other than the Declarant

(b) The right to allocate specified areas which constitute a part of the Common Elements as Limited Common Elements for the exclusive use of the owners

of Units to which these specified areas shall become appurtenant as provided in Section 5.2 of this Declaration.

(c) The right to grant licenses for use by parties who are not Owners of Units of areas identified on the Plat or Plans as "Common Elements or Limited Common Elements Available for License" Such right shall be subject to an obligation of the Declarant or the holder of such right to pay an equitable share of the Common Expenses attributable to such licensed Common Elements or Limited Common Elements. [§67-27-203(12)(D); § 67-27-307(f); § 6727-308(d)]

(d) The right to establish one or more exterior audio, television, microwave or other antennae or antennae dish or signal capture and distribution device as a Common Element for the Condominium as set forth in Section 9.1(d) of this Declaration.

(e)The right to construct additional Units in any area designated on the Plat as "Reserved for Future Use."

Section 7.2. Special Declarant Rights. The Declarant reserves the following Special Declarant Rights:

(a) The right to complete or make improvements indicated on the Plats and Plans; [67-27-203(22)(A)]

(b) The right to exercise any Development Right [§67-27-203(22)(B];

(c) The right to maintain sales offices, management offices, signs advertising the condominium, and models in Units or on the Common Elements; [§§67-27-203(22)C) and 67-27-315]

(d) The right to use, and to permit others to use, easements through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations under the Act and this Declaration; and [§67-27-203(22)(D) and §67-27-316]

(e) The right to appoint or remove any officer of the Association or any Director during the Declarant Control Period consistent with the Act. [§§67-27-203(22)(G) and 67-27-403(c)]

(f) The right to exercise any other rights reserved to the Declarant in this Declaration. [§67-27-203(22)(H)]

Section 7.3. Limitations on Special Declarant Rights. Unless sooner terminated by a recorded instrument signed by the Declarant, any Special Declarant Right may be exercised by the Declarant for the lesser of the period of time specified in the Act or this Declaration, as the case may be. If neither the Act nor the Declaration specifies a time within which such right may be exercised, it may be exercised at any time. [§67-27-305(a)(8)-(9)]

ARTICLE VIII. ALLOCATED INTERESTS

Section 8.1. Allocated Interests.

The undivided interest in the Common Elements, the Common Expense liability and votes in the Association allocated to each Unit are set forth in Exhibit C. [§§67-27-305(a)(10) and 67-27-307]

Section 8.2. Determination of Allocated Interests.

The interests allocated to each Unit have been calculated as follows:

(a) the undivided interest in Common Elements, on the basis of prorata square footage of any unit to the square footage of the whole building.;

(b) the percentage of liability for Common Expenses, on the basis of [insert here the method or calculation used]; and

(c) the number of votes in the Association, on the basis of one unit equals one vote.. [§67-27-307 (c)]

ARTICLE IX. RESTRICTIONS ON USE, ALIENATION AND OCCUPANCY

Section 9.1. Use and Occupancy Restrictions. Subject to the Special Declarant Rights reserved by the Declarant, the following use restrictions apply to all Units and to the Common Elements: [§67-27-305(a)(11)

(a) Commerce Use. No part of the Units or the Common Elements may be used for purposes other than commercial and the related common purposes for which the Condominium was designed and as allowed by municipal zoning laws. Each Unit, or any two or more adjoining Units used together, shall be used as a commercial business or such other use permitted by this Declaration, and for no other purpose. Use of a Unit may not be used in violation of municipal zoning laws.

(b) Improper Activities. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, nor shall anything be done which may be or become an annoyance or a nuisance to the Owners of Units. A Unit Owner shall not do or permit anything to be done or keep or permit to be kept in his Unit or on the Common Elements that will increase the rate of insurance on the Condominium.

(c) Signs. See Exhibit "B" for Signage requirements

(d) Antennae. No exterior radio, television, microwave, or other antennae or antennae dish or signal capture of distribution device shall be permitted outside any Unit except as expressly permitted by applicable law. The Declarant or the Association may

establish one or more exterior audio, television, microwave or other antennae or antennae dish or signal capture and distribution device as a Common Element for the Condominium.

(e) Rules and Regulations. In addition to the restrictions set forth in these subparagraphs of this Section 9.1, the use of Units, the Common Elements, and the Limited Common Elements shall be subject to such Rules and Regulations as may be adopted by the Association.

1. Owner, Tenant or Occupant, agents and invitees and their employees shall observe and comply with the driving and parking signs and markers on the premises surrounding the Building. All employees must park in designated areas.

2. No signs will be allowed in any form on exterior of Building or windows inside or out, except in conformity with the signage requirements attached hereto as Exhibit B, and as approved by the Association. Any requests for signage must be in writing and have prior approval by Association

3. No draperies, shutters, or other window covering shall be installed on exterior windows and doors facing public corridors without The Board of Directors of the Property Owner's Association's prior written approval – including tinting.

4. No portion of the demised premises or any other part of the Building shall at any time be used or occupied as sleeping or lodging quarters.

5. Owner, Tenant or Occupant shall not place, install or operate on the demised premises or in any part of the Building, any engine, stove, or machinery, or conduct mechanical operations or cook thereon or place or use in or about premises any explosives, gasoline, kerosene, oil, acids, caustics, or any other flammable, explosive, or hazardous material without written consent of The Board of Directors of the Property Owner's Association.

6. The Board of Directors of the Property Owner's Association will not be responsible for lost of stolen personal property, equipment, money, or jewelry from the demised premises or public room regardless of whether such loss occurs when area is locked against entry or not.

7. No animals shall be brought into or kept in or about the Building, except for seeing-eye dogs.

8. None of the entries, passages, doors, elevators, elevator doors, hallways, stairways or service drives shall be blocked or obstructed; nor shall any rubbish, letter, trash or materials of any nature be placed, emptied or thrown into these areas.

9. Owner, Tenant or Occupant will have permanent sign per Exhibit installed within 30 days of occupancy.

10. Owner, Tenant or Occupant will submit to The Board of Directors of the Property Owner's Association, for The Board of Directors of the Property Owner's Association's prior review all plans and specifications for the installation by Owner, Tenant or Occupant of any equipment or Owner, Tenant or Occupant improvements within the demised premises, and any agreements proposed to be entered into by Owner, Tenant or Occupant for the provision of the same, all of which shall be subject to The Board of Directors of the Property Owner's Association's written consent. This provision shall apply to all work to be performed by or on behalf of Owner, Tenant or Occupant within or serving the demised premises including (without limitation) all installations of telephone and telegraph equipment, electrical devices and attachments, and any installations of any nature affecting floors, walls, woodwork, trim, windows, ceilings, and equipment or any other physical portion of the demised premises or the Building. All permitted installations shall be performed in a good and workmanlike manner, at Owner, Tenant or Occupant' expense and free from any liens and claims against the demised premises or the Building.

11. The Board of Directors of the Property Owner's Association shall have the right to prescribe the weight and position of safes, computers and other heavy equipment, which shall, in all cases, in order to distribute their weight, stand on supporting devices approved by The Board of Directors of the Property Owner's Association. All damage done to the Building by placing in or taking out any property of Owner, Tenant or Occupant while in the Building shall be required to be repaired promptly at the expense of Owner, Tenant or Occupant.

12. Should Owner, Tenant or Occupant require telegraphic, telephonic, annunciator or other communication services, The Board of Directors of the Property Owner's Association shall direct where and how wires are to be introduced and placed and none shall be introduced or placed except, as The Board of Directors of the Property Owner's Association shall direct.

13. Without The Board of Directors of the Property Owner's Association's prior approval, Owner, Tenant or Occupant shall not install any radio or television antenna, loudspeaker, music system or other device on the roof or exterior walls of the Building or on common walls with adjacent Owner, Tenant or Occupants. Owner, Tenant or Occupant shall not permit employees to play music or loiter or cause disruption to neighbors, customers or other Owner, Tenant or Occupants.

14. Owner, Tenant or Occupant will keep all interior and exterior windows clean at all times. Owner, Tenant or Occupant will wash windows within a 48 hour notice from The Board of Directors of the Property Owner's Association.

15. Owner, Tenant or Occupant is responsible for paying for own trash removal. You must check with The Board of Directors of the Property Owner's Association to see if there are common dumpsters. No trash allowed or permitted at back of shopping center. Trash cans to be located at designated trash area.

16. These Rules and Regulations are in addition to, and shall not be construed to in any way modify, alter or amend, in whole or in part, the terms, covenants agreements and conditions of any lease covering premises in the Building.

17. The Board of Directors of the Property Owner's Association reserves the right to make such other reasonable rules and regulations as in its judgment may from time to time be needed for the safety, care and cleanliness of the Building, and for the preservation of good order therein.

18. The Board of Directors of the Property Owner's Association will be allowed to put a for lease sign in the window 90 days prior to the lease termination and will be allowed to show property at reasonable times.

Section 9.2. Restrictions on Alienation. A Unit shall be subject to the following restrictions on alienation:

(a) A Unit may not be conveyed pursuant to a time-sharing arrangement.

(b) A Unit may not be leased or rented for a term of less than 60 days.

All leases and rental agreements shall be in writing and subject to the reasonable requirements of the Board of Directors.

ARTICLE X. EASEMENTS AND LICENSES

Section 10.1. Recording Data. All easements and licenses to which the Condominium is presently subject are shown on the Plat. [§ 67-27-309(b)(5)] In addition, the Condominium may be subject to other easements or licenses granted by the Declarant pursuant to Section 7.2 in this Declaration.

ARTICLE XI. RIGHTS OF MORTGAGEES

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by a general partner and duly authorized agent this 20th day of February, 2009.

FRED SHANKS

STATE OF TENNESSEE)
: SS:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, personally appeared FRED SHANKS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he, the within named bargainor, executed the foregoing instrument for the purpose therein contained, by signing his name.

WITNESS MY HAND at office this 20th day of February, 2009.

STUART N. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires 5/10/12

EXHIBIT A

Land in Davidson County, Tennessee, described according to survey of Forrest E. Dye, Surveyor, dated February 16, 1983

Beginning at an iron pipe on the northeasterly margin of O.H. Blvd. at the corners of Lots 16 and 17. Thence with the line between said two lots, N 61 degrees 23' E, 507.7 feet to an iron pipe, being the common corners of Lots 15, 16, and 17; Thence S 0 degrees, 02' W, 240.0 feet to an iron pipe; Thence S 58 degrees, 00' W 322.2 feet to an iron pipe in the northeasterly margin at O.H. Blvd.; Thence with said Blvd., 240.0 feet to an iron pipe being the point of beginning, containing 2.1 acres, more or less.

Being the same property conveyed to Fred Shanks by Warranty Deed dated May 4, 2007 from E.L.L. Partnership, a Partnership composed of John M. Hull, III, Partner, and Teresa H. Searcy, Partner, and Connie Gately and filed for record in Instrument Number: 20070509-0055847, Register's Office for Davidson County, Tennessee.

EXHIBIT B
SIGNAGE DESIGN STANDARDS

I. GENERAL

A. Owners, their assigns and Lessees must submit two (2) copies of detailed sign drawings to The Board of Directors of the Property Owner's Association for approval prior to fabrication. Drawings must include construction and mounting details of the sign itself as well as a frontal elevation of the sign on the building façade.

B. Owners, their assigns and Lessees shall be required to identify Owners, their assigns and Lessees's demised premises by signage. Owners, their assigns and Lessees shall furnish and install all signs at Owners, their assigns and Lessees's cost. Each Owners, their assigns and Lessees will be allowed one sign per storefront side of building

C. If Owners, their assigns and Lessees installs any sign without The Board of Directors of the Property Owner's Association's prior written approval Owners, their assigns and Lessees shall remove such sign within five (5) days from the receipt of written notice from The Board of Directors of the Property Owner's Association demanding removal of such sign. In the event Owners, their assigns and Lessees fails to remove any such sign within five (5) days period, The Board of Directors of the Property Owner's Association may remove such sign without further notice to the Owners, their assigns and Lessees. The Owners, their assigns and Lessees shall reimburse The Board of Directors of the Property Owner's Association the amount of expenses incurred by The Board of Directors of the Property Owner's Association in removing such sign.

D. Each Owners, their assigns and Lessees is responsible for their sign conforming to the ordinances and codes having jurisdiction at the site. Each Owners, their assigns and Lessees shall be responsible for obtaining all required permits prior to the commencement of installation.

E. The advertising or informative content of all exterior signs shall be limited to letters designating the store name. The Board of Directors of the Property Owner's Association shall not permit the use of a crest, shield, logo or other established incorporated insignia that has been customarily displayed or associated with the store name, without prior written consent of The Board of Directors of the Property Owner's Association, which consent shall not be unreasonably withheld.

F. No exposed ballast boxes, sign cabinets, or electrical transformers shall be permitted. Sign, company names, or stamps shall be concealed. External sign illumination shall not be permitted.

G. The Board of Directors of the Property Owner's Association shall designate and/or approve the sign contractor.

H. Any deviations from this sign criteria are subject to written approval by the The Board of Directors of the Property Owner's Association, which consent shall not be unreasonably withheld. The Board of Directors of the Property Owner's Association has the right to waive any provisions listed herein.

II. DESIGN

A. General Requirements.

1. Exterior signs shall be limited to individual faced, channel letters, internally illuminated signs as shown on the attached drawing.

2. The internal sign framework shall be adequate to support the weight of the sign.

3. Depth of sign from front to back shall be 5½ inches.

4. Sign letters will be fastened to a metal continuous writing bar (raceway) that will house all wiring, transformers, and supports for sign letters. Letters will be located on the raceway as shown on the attached drawing.

5. All wiring, ballasts, lighting, and reinforcing shall be concealed within the letters and raceway. Avoid unnecessary fasteners on the bottom and sides of the can.

B. Size

1. Signs shall be single line with a minimum of 18" and a maximum of 30" in overall height including at least 3" of space between the two lines.

2. The maximum overall length of a sign shall not exceed 75% of the storefront width. In no case shall any sign or portion of any sign extend beyond the Owners, their assigns and Lessees's lease line. Where allotted fascia length is less than the storefront width (as at corners) the sign shall be no longer than 75% of the allotted space or 75% of the storefront width, whichever is less. See attached drawing.

C. Construction

1. Letter Channels (Returns)-All letter returns shall be formed in aluminum thickness of .050 inches. Depth of channels shall be 5 ½ inches. All interior surfaces must have a splash coat of white for reflective purposes. Finish on returns will be bronze. Paint color to be approved by The Board of Directors of the Property Owner's Association.

2. Letter Backs-Letter backs are to be made of aluminum in minimum thickness of .063 inches. Armorply, plymetal, foam, styrene, or any other flammable material shall not be used under any circumstances.

3. Letter Faces-All letter faces are to pigmented plexiglass or equal acrylic sheets with a minimum thickness of 3/16". Color will be white.

4. Face Retainers-All letter faces must be attached to the letter channels using trimcap material, commonly known as Jewelite (1 inch) trim. Trimcaps shall be bronze.

5. Neon tubing of 6500 white.

III. RACEWAY

A. The raceway shall be fabricated of .063" thick aluminum and shall be uniformly 6"x8" to allow appropriate internal reinforcing and adequate service access to all hardware.

B. The raceway shall be securely anchored. No exposed angle iron or other supports will be allowed. All penetrations to be sealed weather tight.

C. Color of the raceway shall be painted to match the wall to which it will be attached.

D. Signs with spaces greater than one letter width shall have separate raceways, unless otherwise approved in writing by The Board of Directors of the Property Owner's Association.

IV. MOUNTING

A. All signs and connections shall be soundly constructed, securely attached, and be weather tight. All signs should be mounted with good quality workmanship. The Board of Directors of the Property Owner's Association reserves the right to be the judge of such workmanship. Sign mounting must comply with the City of Memphis Sign Criteria.

B. All fasteners, screws, bolts, etc., used in the fabrication and mounting of the sign shall be stainless steel.

C. Any damage done to any part of the building during the mounting or removal of signs shall be promptly repaired to "like new condition" by the Owners, their assigns and Lessees at their expense.

V. SECONDARY SIGNS

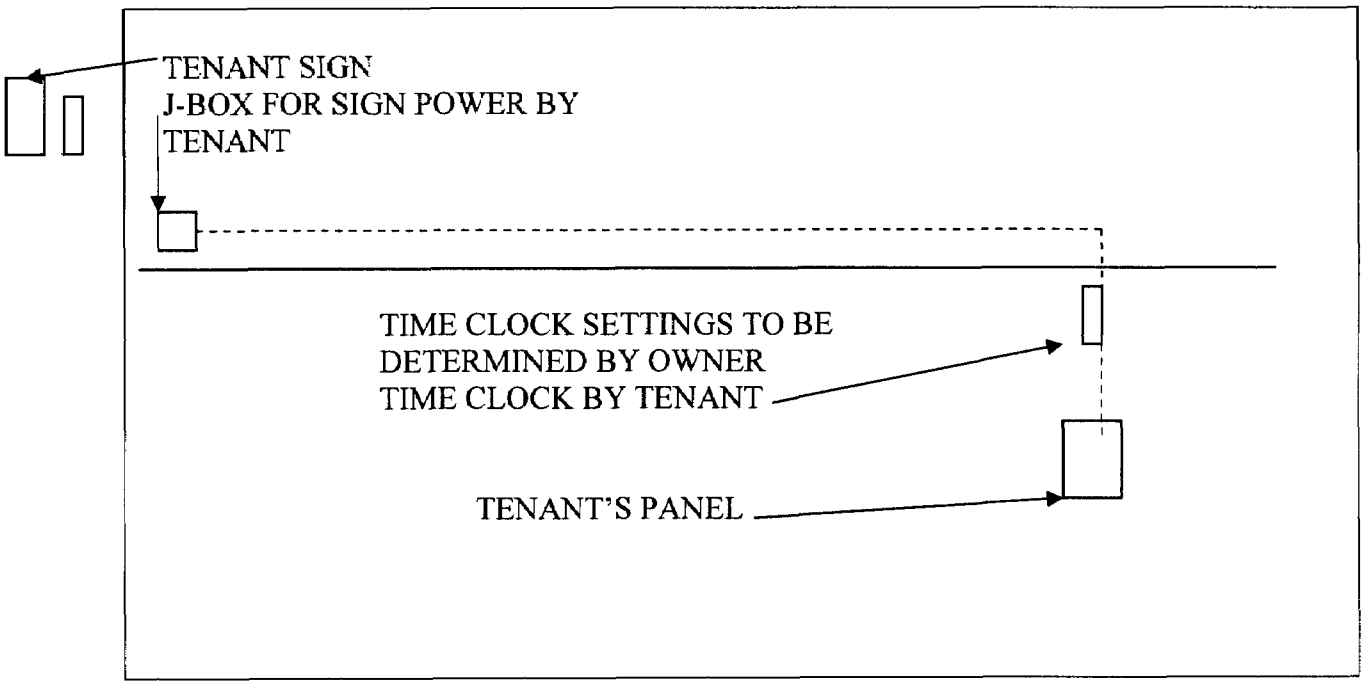
A. No secondary signs are to be placed on building wall elevations. The Board of Directors of the Property Owner's Association will allow letters, not to exceed 5" to be placed on the rear door for identification purposes.

B. No "sandwich" or easel/portable signs are allowed.

C. No window signs are permitted without the written approval of The Board of Directors of the Property Owner's Association, such consent shall not be unreasonably withheld.

D. Standard address numerals for postal identification of premise will be permitted. Numeral design shall be determined by The Board of Directors of the Property Owner's Association.

E. "Grand Opening" signs in moderation and good taste shall be permitted at The Board of Directors of the Property Owner's Association's discretion. Such signs will be permitted for a period of ten (10) days only. Such signs must be located so as not to obstruct access either visually or physically to any other Owners, their assigns and Lessees space or common area. Owners, their assigns and Lessees must obtain written approval prior to erecting any sign.



TENANT SIGN CONTROL DIAGRAM

CONDUIT, WIRING, & POWER PROVIDED BY TENANT.
TIMECLOCK, CONDUIT, & WIRING BY TENANT.
FRONT J BOX AT SIGN & CONDUIT TO SIGN & PANEL
PROVIDED BY TENANT.
WIRING & FINAL CONNECTION BY TENANT.

ALL ELECTRICAL WORK SHALL BE PERMITTED & PERFORMED
BY TENANT'S LICENSED ELECTRICIAN.