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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE VALENTINO, A CONDOMINIUM

August 15, 2013

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THIS INSTRUMENT PREPARED BY:
M2L LAW GROUP
202 South 11th Street
Nashville, TN 37206

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE VALENTINO, A CONDOMINIUM

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made as of the 15th day of August, 2013, by First Place Development, LLC, a Tennessee limited liability company, (hereinafter referred to as "Developer,") for itself, its successors, grantees, and assigns.

WITNESSETH:

1. SUBMISSION TO CONDOMINIUM OWNERSHIP.
   a) Developer hereby submits the land hereinafter described in Exhibit "A," and the improvements constructed thereon, to the condominium form of ownership and use, in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 201, et seq., as amended, known as the "Tennessee Condominium Act of 2008," which may hereinafter be referred to as the "Condominium Act."
   b) The name by which this condominium is to be identified is "Valentino," hereinafter called the "Condominium."
   c) The address of the Condominium is 940 Russell Street, Nashville, Davidson County, Tennessee.
   d) The land, which is hereby submitted to the condominium form of ownership, is fully described in Exhibit "A" hereto, which, by reference, is made a part hereof as fully as if copied herein. This land as more particularly described in Exhibit "A" shall hereafter be referred to as the "Land."
   e) It is the intent and desire of Developer to establish a Condominium regime, consisting of owner-occupied Units (as defined in Paragraph 3 below), that will serve to enhance and promote the flourishing residential community in the surrounding area. The proposed Condominium project consists of the renovation, rehabilitation, and conversion of an existing building on the Land into four (4) residential Units located therein along with related Common Elements (as defined in Paragraph 3 below). The description and identification of the four (4) Units as well as the Common Elements related thereto are shown on the site plans and legend thereto, which are attached hereto as Exhibit "E" (collectively the "Site Plan Exhibits").

2. GOVERNANCE AND CONFLICTS.
   a) To the extent that any provision of the Documents conflicts with the provisions of this Declaration, as amended, the provisions of this Declaration shall control.

3. DEFINITIONS.
   The terms used herein and in the Bylaws, which are attached hereto as Exhibit "C," shall have the following meanings:
   a) Assessment means a share of the funds required for the payment of Common Expenses and charges which from time to time may be assessed against each Unit Owner by the Association.

b) Association means The Valentino Condominium Owners Association, Inc., a Tennessee not-for-profit corporation, the entity responsible for the operation of the Condominium, and its successors. Copies of the Charter and Bylaws of the Association are attached hereto, and made a part hereof as Exhibits "B" and "C" respectively.

c) Board or Board of Directors means the body responsible for management and operation of the Association.

d) Common Elements means all of the real property, improvements, and facilities of the Condominium, other than the Units (as the same are hereinafter defined) which shall include, but not be limited to, the following:

i. Land;

ii. All foundations, exterior walls, load bearing walls, roofs, columns, girders, beams and supports;

iii. All gardens, plants, trees, yards and landscaping;

iv. All paving, driveway areas, lighting for said driveway areas, and all other lighting or fixtures in or on any Common Elements with respect to the Land;

v. All balconies, patios, corridors, hallways, lobby, sidewalks, entrance areas, fire escapes, stairs and stairwells, mail room and/or central mail boxes, and all fixtures located therein;

vi. The dumpster(s), trash compactor(s), trash room, and the like;

vii. The emergency generator room, electrical rooms, main communications room for security or otherwise, mechanical rooms, maintenance room, control room, water meter room, and all fixtures located in any such rooms;

viii. All pipes, ducts, electrical wiring and conduits (except pipes, ducts, electrical wiring and conduits situated entirely within one Unit and serving only such Unit);

ix. All personal property held and maintained for the joint use and enjoyment of all the Unit Owners, all assignable leases of personal property, including but not limited to laundry equipment, and all assignable service contracts pertaining to the maintenance of the Common Elements;

x. All other elements and improvements of the Land rationally of common use or necessary to the existence, upkeep and safety of the Condominium established by this Declaration; and

xi. Other space designed to serve the Condominium as a whole.

e) Common Expenses means the following:

i. Expenses of administration of the Condominium and the operations of the Association;

ii. Expenses of maintenance, operation, repair, or replacement of the Common Elements and Limited Common Elements;

iii. Expense of Utility Services;

iv. Expenses declared Common Expenses by provisions of this Declaration or by the Bylaws; and

v. Any valid charge against the Condominium as a whole.

f) Condominium Act means the Tennessee Condominium Act of 2008, as codified under Tenn. Code Ann. §§ 66-27-201 et seq., as the same may be amended from time to time. An attorney opinion letter stating that all necessary legal documents are in compliance with the Act and are ready for recordation, as required under Tenn. Code Ann. §§ 66-27-203, is attached hereto as Exhibit "G".

g) Developer means First Place Development, LLC, a Tennessee limited liability company, its successors and assigns, provided such successors and assigns are designated in writing by Developer as a successor or assignee of the rights of Developer set forth herein.

h) Developer Control Period means the period prior to the earlier of: (i) One Hundred Twenty (120) days following the date on which ninety percent (90%) of the Units with respect to the Condominium, including any additional Units annexed pursuant to Paragraph 22 herein, have been conveyed to Unit Owners other than the Developer, or (ii) three (3) years after the date on

which the first Unit has been conveyed to a Unit Owner other than the Developer.

i) Documents means the Declaration establishing the Condominium, any exhibits or supplements thereto, including the Bylaws and Site Plan Exhibits, as well as the rules and regulations adopted by the Association, all of which as may be amended and/or supplemented from time to time.

j) Eligible Insurer means any Person who is an insurer or guarantor of a first Mortgage in a Unit, which has notified the Association in writing of its name and address and that it has insured or guaranteed said first Mortgage.

k) Limited Common Elements means a portion of the Common Elements allocated by this Declaration for the exclusive use of one or more but fewer than all the Units. The Limited Common Elements shall include among any other property so designated, any storage areas, balconies or patios allocated to the Unit, and the chutes, flues, wires, conduit, bearing walls, bearing columns or any other fixture serving or located within only that Unit. Additional Limited Common Elements shall be the hallways on the residential floors, which shall be appurtenant to the Units which the hallways serve. Should any Limited Common Element ever be determined not to be a Limited Common Element under the Act, the same shall be part of the Common Elements with an exclusive easement of use appurtenant to the Unit to which it was originally assigned as a Limited Common Element.

l) Mortgage means an interest in real estate or personal property, created by contract or conveyance, which secures payment or performance of an obligation. The term includes a first lien interest created by a mortgage, deed of trust, trust deed, security deed, contract for deed, land sales contract, lease intended as security, assignment of lease or rents intended as security, pledge of an ownership interest in the Association, and any other consensual lien or title retention contract intended as security for an obligation with respect to one or more Units.

m) Mortgagee means any Person that is an institutional lender and that holds a bona fide first Mortgage encumbering a Unit, which has notified the Association, in writing, of its name and address, and that it holds a first Mortgage. The term "institutional lender" specifically includes a bank, savings and loan association, a mortgage lending company, an insurance company, and the Federal National Mortgage Association or similar agency.

n) Parcel or Parcels means any one or more tracts of real estate which the Developer adds to the Condominium pursuant to Paragraph 22 hereof.

o) Person means an individual, corporation, business trust, estate, trust, partnership, association, joint venture, government, government subdivision or agency, or other legal or commercial entity.

p) Unit shall mean the fee simple estate, as such area is identified, located and described on the Site Plan Exhibits and as hereinafter set forth.

   i. The boundaries of each Unit shall be as follows:
      a. The upper boundary shall be its highest ceiling,
      b. The lower boundary shall be the upper unfinished surface of its floor (i.e., that surface directly beneath the carpeting or other floor covering),
      c. The vertical boundaries (measuring the horizontal area of a Unit) shall be the perimeter walls.
   ii. Notwithstanding the definition of the boundaries of a Unit contained in subparagraph (i) above, in order to more precisely define the boundaries of a Unit, the following shall govern in determining an item is part of the Unit, a Limited Common Element, or a portion of the Common Elements:
      a. All lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, carpet, finished flooring and any other materials constituting any part of the finished surfaces of the upper, lower and vertical boundaries, excluding windows, as part of the Unit, and all other portions of the walls, floors, or ceilings constituting part of such boundaries are a part of the Common Elements.
      b. If any chute, flue, duct, wire, conduit, bearing wall, bearing column, 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 Common Elements is a part of the Common Elements.

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

d. All air conditioning and heating equipment, patios, balconies, exterior doors, windows, storm windows and screens, 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. In the event there is any question as to the allocation of any Limited Common Element, Developer retains the right to make such designation for a term of three (3) years or until Developer assigns such right to the Association, whichever event first occurs.

q) Unit Owner means the Developer or other Person or Persons holding title in fee simple to a Unit. Unit Owner does not include a Person having an interest in a Unit solely as security for an obligation. The Developer is the initial owner of any Unit created by this Declaration.

r) Utility Services shall include, but not be limited to, water, water heating, sewer, garbage collection, gas and electricity required to operate the lights and other elements deemed to be Common Elements by this Declaration and other utility services provided the Condominium as a whole.

4. EASEMENTS AND RESTRICTIONS. The Units, Common Elements and Limited Common Elements shall be, and the same are hereby declared to be subject to the restrictions, easements, conditions and covenants prescribed and established in the Documents governing the use of said Units, Common Elements and Limited Common Elements in setting forth the obligations and responsibilities incident to ownership of each Unit and its appurtenant undivided interest in the Common Elements. Said Unit, Common Elements and Limited Common Elements are further declared to be subject to the restrictions, easements, conditions and limitations now of record affecting the Land. Additional easements established hereunder include the following:

a) Utility Easements. Utility easements are reserved throughout the whole of the Condominium, including Units, as may be required for utility services (including, without limitation, water, sewer, gas, electricity, telephone and cable television) in order to adequately serve the Condominium.

b) Utility Equipment. There may be utility equipment which is appurtenant to the Units, but which is located on the Common Elements. An easement is hereby reserved in favor of each Unit for the purpose of placement, maintenance, repair and replacement of said utility equipment by Developer and the Unit Owner(s) of the Unit; provided that no utility equipment shall be placed on any part of the Common Elements or Limited Common Elements other than the present location unless the written approval of the Association shall have been first obtained.

c) Easements for Ingress and Egress. The Common Elements shall be, and the same are hereby declared to be subject to a perpetual nonexclusive easement of way over all roads, walkways, halls, stairways, and other common areas in favor of all Unit Owners for all proper and normal purposes and for the furnishing of services and facilities for which the same are reasonably intended for the enjoyment of said Unit Owners, subject to all restrictions in the Documents.

d) Easement for Use of Leased or Acquired Property. Each Unit Owner shall have a nonexclusive easement for use of any property hereafter acquired by the Association for the common benefit of the Unit Owners by purchase, lease or otherwise for all normal and proper purposes for which the same are reasonably intended, subject to all restrictions in the Documents.

e) Easements for Encroachments. To the extent that any Unit, Common Element or Limited Common Element encroaches on any other private element, Common Element, or Limited Common Element, whether by reason of any deviation from the plan in the original construction,

repair, renovation, restoration or replacement of any improvement, or by reason of the settling or shifting of any land or improvement, a valid easement shall exist for the encroachment and/or the maintenance of the same, so long as the encroaching Unit, Common Element or Limited Common Element stands. This easement, however, shall not relieve a Unit Owner of liability for his/her/its or his/her/its agent's negligence, intentional acts or willful and intentional misconduct in causing the encroachment. In the event any Unit, any adjoining Unit, or any adjoining Common Elements or Limited Common Elements shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then constructed, reconstructed or repaired, encroachment of parts of the Common Elements or Limited Common Elements upon any Unit, or encroachment of any Unit upon any other Units, Common Elements or Limited Common Elements resulting from such construction, reconstruction or repair shall be permitted, and valid easements for such encroachment and the maintenance thereof shall exist so long as the encroaching improvements shall stand.

f) Easement of Support. Each Unit and the Common Elements and Limited Common Elements shall have an easement of support from every other Unit, Common Elements or Limited Common Elements which provide such support.

g) Easement for Use of Limited Common Elements. Each Unit Owner shall have an easement for the repair, maintenance and upkeep of the Limited Common Elements with respect to said Unit Owner's Unit and for ingress and egress to and from the said Limited Common Elements for so long as said Limited Common Elements exist. The aforesaid easement shall be for the benefit of each Unit Owner to which the Limited Common Element is appurtenant.

h) Easements Appurtenant to Units. The easements and other rights created herein for the Unit Owners shall be appurtenant to the Unit of that Unit Owner and all conveyances of title to the Unit shall include a conveyance of the easements and rights as are herein provided even though no specific reference to such easements and rights appear in such instrument. The Unit Owners do hereby designate the Developer and/or the Association as their lawful attorney-in-fact to execute any and all instruments on their behalf for the purpose of creating all such easements as are contemplated by the provisions hereof.

5. COMMON ELEMENTS AND COMMON EXPENSE LIABILITY.

a) Each Unit Owner, other than Developer, shall be liable for payment of the percentage of Common Expenses equal to the percentage of said Unit Owner's ownership interest in the Common Elements, which is calculated based on a mixture of value, square footage, number of bedrooms, and maintenance and upkeep requirements; provided, however, that the Common Expenses incurred with respect to a Limited Common Element shall be paid by the Unit Owners of the Unit or Units to which such Limited Common Element was assigned at the time the expense was incurred as provided in Paragraph 8 of this Declaration. The percentage ownership of the Common Elements with respect to each Unit is shown on Exhibit "F" to this Declaration. However, any such percentages shown on said Exhibit "F" shall be subject to alteration, modification, and/or dilution upon the annexation of additional property to the Condominium pursuant to Paragraph 22 hereunder, and Developer, during the Developer Control Period, shall make any such alteration or modification to the percentage ownership of the Common Elements by way of supplement or amendment to this Declaration without the consent of any of the other Unit Owners.

b) Any conveyance of an individual Unit shall be deemed to also convey the percentage of the Unit Owner's ownership interest in the Common Elements and Limited Common Elements pertaining to such Unit even if such conveyance does not specifically refer to such interests. A conveyance, encumbrance, judicial sale, or other transfer (voluntary or involuntary) of an ownership interest in the Common Elements will be void unless the Unit to which that interest is allocated is also transferred.

c) The Association is hereby granted permits, licenses, and easements over the Common Elements

for utilities, roads, and other purposes necessary for the proper operation of the Condominium, including, without limitation, those easements set forth above in Paragraph 4 of this Declaration.

6. MAINTENANCE AND ALTERATION OF UNITS.

a) The Association shall maintain, repair and replace the following with respect to Units:
   i. Any portions of a Unit which contribute to the structural support thereof, which portions shall include, but not be limited to, load-bearing columns and load- bearing walls;
   ii. All conduits, ducts, plumbing, wiring, and other facilities for the furnishing of Utility Services which are contained in the portions of a Unit maintained by the Association, and all such facilities contained within a Unit which service part or parts of the Condominium other than the Unit within which contained.

b) The Association is hereby granted all necessary easements of access for maintenance and repair of Units. All incidental damage caused to a Unit by such work shall be promptly repaired at the expense of the Association.

c) The responsibilities of the Unit Owner with respect to maintenance of its Unit shall be:
   i. To clean, maintain, repair, and replace at its expense all portions of its Unit (except the portions to be cleaned, maintained, repaired and replaced by the Association) including, but not limited to, all built-in features, carpets, wall furnishings, all appliances, pipes, plumbing, fixtures, wires and conduits serving only its Unit;
   ii. Not to make any changes, decorations or alterations of its Unit or any Limited Common Element allocated to its Unit that would affect the exterior appearance of any portion of the Unit, except a patio or balcony door which may be decorated by the Unit Owner pursuant to rules and regulations adopted by the Association. Unit Owners shall not decorate the glass windows of their Units or otherwise change the appearance of the windows as viewed from the exterior of the Unit, except for drapes, curtains, or window treatments which must comply with the rules and regulations adopted by the Association;
   iii. To maintain the upper surface of any patio or balcony allocated to the Unit Owner and to keep the entire patio or balcony in an orderly and clean condition;
   iv. To promptly report in writing to the Association any defect or need for repairs, the responsibility for which is that of the Association; and
   v. To comply with the requirements set forth in Paragraph 15 of this Declaration with respect to the removal or reconstruction of partition walls between adjacent Units to be used or previously used as a single Unit.

d) An easement is granted to each Unit Owner for the maintenance, repair and replacement of those items to be maintained by it which may be located outside its Unit.

e) Except as reserved herein to the Developer, neither a Unit Owner nor the Association shall make any alteration in the portions of a Unit or the Condominium which are to be maintained by the Association, or remove any portion thereof, or make any additions thereto, or do anything which would jeopardize the safety or soundness of the Condominium, or impair any easement, without first obtaining approval in writing of the owners of all Units in which such work is to be done, and the written approval of the Board of Directors of the Association. A copy of plans for all such work prepared by an architect, licensed to practice in the State of Tennessee, shall be filed with the Association prior to the start of the work, unless such requirement is waived in writing by the Board of Directors of the Association. The time of performance of such work must be approved, in advance, by the Board of Directors of the Association, or its agent.

f) If a Unit Owner fails to maintain and repair its Unit or any Limited Common Element allocated to such Unit as required herein, the Association may perform such maintenance or repair and assess the Unit Owner for all expenses incurred, together with up to a twenty-percent (20%) service charge for the Association's services.

7. MAINTENANCE AND ALTERATIONS OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

a) The maintenance, operation and repair of the Common Elements and Limited Common Elements shall be the responsibility and the expense of the Association, except as follows:

   i. Each Unit Owner shall have the responsibility of maintaining and repairing all air conditioning and heating equipment serving its Unit, whether such equipment is located inside or outside the boundaries of the Unit, and

   ii. Unit Owners with patios or balconies shall maintain such Limited Common Elements in an orderly and clean condition. Each Unit Owner shall maintain each door providing access to its patio or balcony.

b) Except as reserved herein by Developer, there shall be no alteration or further improvement of the Common Elements without prior approval in writing by the owners of not less than two-thirds (2/3) of the total allocated vote of the Association, except as provided by the Bylaws, and any such alteration or improvement, if undertaken, shall not interfere with the rights of any Mortgagee or Unit Owner. The shares of any cost of such alteration or improvement shall be assessed to the Unit Owners in accordance with their interest in the Common Elements. There shall be no change in the shares and rights of a Unit Owner in the Common Elements which are altered or further improved.

8. ASSESSMENTS.

a) Assessments against Unit Owners for Common Expenses shall be made pursuant to the Bylaws and shall be allocated as set forth in Paragraph 5 of this Declaration, except any Common Expense associated with the maintenance, repair, or replacement of a Limited Common Element shall be assessed in equal shares against the Units to which that Limited Common Element was assigned at the time the expense was incurred.

b) Assessments, and installments thereon, paid on or before fifteen (15) days after the date when due shall not bear interest, but all sums not paid on or before fifteen (15) days after the date when due shall bear interest at the maximum rate allowed under applicable Jaws and shall be subject to a ten percent (10%) late charge per month with respect to the monthly assessment amount for such Unit, or such other late charge amount as may be adopted by the Association. Unpaid Assessments shall be a lien upon the Unit(s) to which they pertain. All payments upon account shall be first applied to late charges, then interest and then to the assessment payment first due.

c) The lien for unpaid assessments provided by the Condominium Act and this Declaration shall also accrue reasonable attorneys' fees and all costs of collection and/or enforcement incurred by the Association incident to the collection of such assessment or enforcement of such lien.

d) In any foreclosure of a lien for assessments, the Unit Owner of the Unit subject to the lien shall be required to pay a reasonable rental for the Unit after foreclosure proceedings are commenced, and the Association shall be entitled to the appointment of a receiver to collection of such rental.

e) The Unit Owner and its grantees shall be jointly and severally liable for all unpaid assessments due and payable at the time of a conveyance, but without prejudice to the rights of the grantees to recover from the grantor the amounts paid by the grantee for delinquent assessments. Such liability may not be avoided by a waiver of the use of any Common Element or by the abandonment of the Unit. The Association shall have the right to sue for and collect any such unpaid assessments, to foreclose upon the lien securing the assessments. Or to institute any other competent proceeding. In any event, the Association shall be entitled to recover all delinquent payments, together with late charges, interest, and all costs of collection and/or enforcement, including reasonable attorneys' fees.

f) A purchaser of a Unit at a foreclosure sale conducted pursuant to a first mortgage shall be liable only for assessments coming due after the date such sale is held and for the pro rata portion of the assessment due for the month in which such sale is held.

9. POWER OF SALE TO ENFORCE ASSESSMENT LIEN.

a) For and in consideration of the privileges, protections, mutual enjoyment and use of the Common Elements and the Limited Common Elements, the assumption of the obligations of Unit Owners set forth in this Declaration by grantees as required hereunder, the receipt of which is hereby acknowledged, and to secure the payment of Assessments, interest, late charges and attorneys' fees as provided herein (hereinafter collectively referred to as the "Secured Charges"), a lien is expressly retained in favor of the Association on each and every Unit Owner's Unit and pro rata interest in the Common Elements.

b) For the purpose of better and more effectually securing the Secured Charges, rendering unnecessary court proceedings for the enforcement of said lien in the event of the proceedings for the enforcement of said lien in the event of the nonpayment of the Secured Charges, and for the consideration of One Dollar ($1.00) paid in cash, receipt of which is acknowledged, the Unit Owners, their respective heirs, successors, administrators, and assigns (hereinafter sometimes referred to, collectively, as "Trustors" and individually as "Trustor") hereby transfer and convey unto Steven T. Morris, Trustee, of Davidson County, Tennessee, his successors and assigns, their respective Units with the appurtenances, estates, titles and interests thereto belonging, upon the uses and trusts set forth in this Paragraph 9.

c) Each Trustor agrees (i) to pay the Secured Charges attributable to its Unit when due, as provided in this Declaration; (ii) to pay, discharge, or remove, any and all liens (except a first mortgage or deed of trust) which may be hereafter placed against its Unit and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; (iii) to comply with all of the terms and conditions of the Documents; and (iv) to pay upon demand of Trustee or the Association, all the costs and expenses, together with reasonable attorneys' fees, of any court appearance or other proceedings required by Trustee, his successors or the Association to enforce any provision of the Documents. If any Trustor fails to do any of these things, then Trustee or the Association may do any or all of those things, and the amounts so paid shall bear interest at the highest rate allowed under applicable law in effect from time to time from the date of payment and shall become a part of the Secured Charges secured hereby.

d) If a Trustor shall pay the Secured Charges when due, then this trust conveyance shall be of no further force or effect with respect to such Trustor's Unit. If the Secured Charges with respect to any Unit are not paid promptly when due, this trust conveyance shall remain in full force and effect, and the 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 said Unit at the front door of the courthouse in said County to the highest bidder for cash, at public outcry, free from the equity of redemption, the statutory right of redemption, homestead, dower and all exemptions of every kind, all of which are hereby expressly waived; and the Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. To the extent permitted by applicable law, any sale hereunder may be adjourned by Trustee and reset at a later date without additional publication; provided that an announcement to that effect be made at the scheduled place of sale at the time and on the date that such sale is originally set. The Association may bid at any sale under this trust conveyance. The Association may, at any time after default in the payment of any of the Secured Charges, enter and take possession of the Unit, and shall only account for the net rents actually received by it. It is further agreed that, in the event the Association fails, before instructing Trustee to sell said Unit, 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 for said property. In case of sale hereunder, the proceeds shall be applied by the Trustee as follows:

   i. First, to the payment of all costs, charges and expenses of executing this conveyance and enforcing the lien herein provided, including reasonable attorneys' fees and expenses incurred for instituting or defending any litigation which may arise on account of the

execution of this conveyance, or the enforcement of said lien;

ii. Second, to the payment of all taxes which are due but unpaid with respect to such Unit;

iii. Third, to the payment of all unpaid Secured Charges with respect to such Unit;

iv. Fourth, the residue, if any, will be paid to the Unit Owner of such Unit, its order, representatives or assigns;

e) In the case of the death, absence, inability, or refusal to act of the Trustee at any time when action under the foregoing power and trusts may be required or for any other reason, the Association is hereby authorized and empowered to name and appoint a successor to the Trustee by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title and rights herein conveyed to the above named Trustee shall be vested in said successor.

10. RIGHTS OF MORTGAGEES IN RELATION TO ASSESSMENT.

a) The liens as herein set out for the enforcement of assessments shall in all respects be subordinate to any Mortgage held by a Mortgagee with respect to a Unit {s).

b) A Mortgagee, upon request, shall be notified by the Association in writing of any default by the mortgagor of a Unit in the performance of such mortgagor's obligations under the Documents which is not cured within sixty (60) days.

c) A Mortgagee, who obtains title to a Unit by reason of foreclosure of a mortgage covering a Unit, or by a deed in lieu of foreclosure, shall take the Unit free of any claims for unpaid assessments or charges against the Unit which accrue prior to the time such Mortgagee takes title to the Unit. The preceding sentence shall not be construed to prevent the Association from filing liens for such assessments and enforcing them against the prior Unit Owner as provided by law.

11. ASSOCIATION.

a) The operation of the Condominium shall be by the Association, which shall be organized and shall fulfill its functions pursuant to the following provisions:

i. The members of the Association shall be the Unit Owners, as set forth in the attached bylaws.

ii. The Association shall be incorporated under a Charter in the form attached as Exhibit "B" as amended in accordance therewith.

iii. The Bylaws of the Association shall be in the form attached as Exhibit "C" as amended in accordance therewith.

iv. 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 Unit.

v. Whenever the decision of a Unit Owner is required under any matter, whether or not the subject to an Association meeting, such decision shall be expressed by the same person who would cast the vote of such Unit Owner if in an Association meeting.

vi. The voting rights of the members of the Association shall be as set forth in Paragraph 3 of the attached Bylaws.

b) Association's Right to Purchase at a Foreclosure Sale. Upon the prior written consent or approval of Unit Owners owning not less than seventy-five percent (75%) of the total ownership of the Common Elements, the Association shall have the power and authority to purchase any Unit, or interest therein, at a sale pursuant to this Declaration, a mortgage foreclosure, a foreclosure of the lien for Common Expenses or Assessments, or an order or direction of a court, or at any other involuntary sale.

c) Financing of Purchase by Association. The Association shall have authority to make special assessments proportionately among the Unit Owners, and to arrange such other financing as the Association may deem desirable in order to consummate the purchase of a Unit by the Association; however, no such financing arrangement may be secured by an encumbrance on any interest in property other than the Unit to be purchased and the interest in the Common Elements appurtenant thereto.

d) Working Capital Fund. Notwithstanding any provision of the Documents to the contrary, the Developer shall establish a method for a working capital fund for purposes of meeting any unforeseen expenditures and/or contingencies or to purchase any additional equipment or services with respect to the development of the Condominium, and said fund shall be included in the budget and financed by a portion of the Assessments collected from the Unit Owners other than Developer. Each Unit Owner purchasing a Unit from the Developer shall pay a one-time assessment equal to a minimum of two (2) months of Assessments at the time of closing of the purchase of the Unit to be used by the Association as working capital to pay for such startup costs of the Association as the Board of Directors sees fit. During the Developer Control Period, the Developer must not use any working capital funds to defray any of its expenses, reserve contributions, or construction costs or to make up any budget deficits. Moreover, when control of the Association is transferred from the Developer to the Unit Owners as provided in the Documents, said fund and the proceeds thereof shall be transferred to the Association for deposit into a segregated fund to be used by the Association for the same aforementioned purposes.

e) Miscellaneous.

i. The Association shall hold or lease any Unit owned in the name of the Association, or a nominee thereof designated by the Association, for the benefit of all Unit Owners. The Association shall have authority at any time to sell, lease or sublease said Unit on behalf of the Association upon such terms as the Association shall deem desirable, but in no event shall such a Unit be sold for less than the amount paid by the Association to purchase the Unit, unless Unit Owners owning not less than fifty-one percent (51%) of the total ownership of the Common Elements first authorize the sale for such lesser amount.

ii. All notices required under this Paragraph 11 shall be given in writing by certified mail return receipt requested or by personal service.

iii. The Association may adopt rules and regulations, from time to time, not inconsistent with the provisions of this Paragraph 11, for the purpose of implementing and effectuating this paragraph.

12. INSURANCE. The Association shall maintain at least the following insurance coverage:

a) Multi-peril, all-risk, fire and extended coverage insurance covering the entire Condominium, all improvements upon the Land, all buildings, all additions and extensions attached thereto, all appliances, fixtures, machinery and equipment constituting a permanent part of the Units 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 and Limited Common Elements. The multi-peril, all-risk policy purchased by the Association shall provide fire and extended coverage 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 percent (100%) of the insurable value (based upon replacement cost) of the Units. Each policy shall contain the following endorsements: Inflation Guard, Building Ordinance or Law, Guaranteed Replacement Cost, Agreed Amount, Steam Boiler and Machinery Coverage (if applicable). Such insurance coverages may exclude foundation and excavation costs, but shall afford protection against loss or damage as is commonly covered by a multi-peril, all-risk type policy with fire and extended coverage endorsements, and such other risks as are customarily covered with respect to buildings similar to the Units. The multi-peril, all-risk insurance shall be purchased by the Association for the use and benefit of individual Unit Owners and their mortgages. The Association 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, after request, of a certified copy of the policy together with standard mortgagee endorsement clauses to the Mortgagees of Unit Owners. Each policy shall waive rights of subrogation as between Unit Owners. To the extent that Unit Owners are covered by multi-peril, all-risk insurance policies purchased by the Association, or by themselves, they shall not be liable for damage caused by their acts, or negligent acts of others which cause damage to the Common Elements, Limited Common Elements, or another Unit.

b) Public liability insurance shall be secured in such amounts and with such coverage as shall be determined by the Association but such policy or policies shall be in an amount not less than One Million and No/100 ($1,000,000.00) Dollars per occurrence, including, but not limited to, hired automobile and non-owned automobile, with cross-liability endorsement to cover liabilities of the Unit Owners as a group to individual Unit Owners;

c) Worker's compensation as required by law;

d) Directors and officers liability insurance in an amount determined by the Association, but not less than Two Hundred Fifty Thousand Dollars ($250,000.00) per occurrence; and

e) Such other insurance as the Association shall determine from time to time to be desirable and in the best interest of Unit Owners.

   i. The Association shall give each Unit Owner thirty (30) days written notice prior to making any change in the carrier, type of coverage, or policy limits of any insurance policy maintained by the Association.

   ii. All policies of insurance shall be written in the name of the Association as trustee for itself, the Unit Owners and the Mortgagees of Unit Owners, if any. Each policy shall contain, or have issued in connection therewith, a loss payable clause which shall provide any proceeds due shall be paid to the Association, as hereinafter defined, subject to the provisions of this Declaration for the use and benefit of the Mortgagees of individual Units, if any, and Unit Owners as their interests may appear.

   iii. All hazard insurance policies shall be written by a hazard insurance carrier which has a financial rating by Best's Insurance Reports of B-9 or better.

   iv. Premiums upon insurance policies purchased by the Association shall be paid by the Association and the costs thereof included in the Common Expenses.

   v. The Association is hereby irrevocably appointed agent for each Unit Owner to purchase insurance as described and set forth in subparagraph (a) above and to adjust all claims arising under insurance policies purchased by the Association with the consent of Mortgagees holding Mortgages on the affected property and with the consent . of such Mortgagees to execute and deliver releases upon the payment of claims; however, all insurance drafts, notices, policies, invoices, and other necessary documents shall be delivered, after settlement, directly to the affected Mortgagee or its servicer.

   vi. The Association will act on behalf of each Unit Owner in connection with the settlement of any condemnation awards or insurance claims, and each Unit Owner hereby appoints the Association as attorney-in-fact for this purpose. An undivided share of such proceeds on account of damages to Common Elements (whether by casualty or condemnation) shall be allocated to the Unit Owners according to their ownership interest in the Common Elements set forth in Paragraph 4. 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.

   vii. Proceeds of insurance policies received by the Association shall be distributed as follows:

      a. If the damage for which the proceeds are paid is to be repaired or reconstructed, then the proceeds shall be expended as provided in Paragraph 13. Any proceeds remaining after payment of repair or reconstruction expenses shall be distributed to the beneficial owners, with remittances to Unit Owners and Mortgagees of Units being payable jointly to them. This is a covenant for the benefit of any Mortgagee of a Unit and may be enforced by such Mortgagee.

b. If it is determined, as provided in Paragraph 13, that the damage for which the proceeds are paid shall not be reconstructed or repaired, the proceeds shall be distributed to the Mortgagees of Units, if any, and Unit Owners as their interests may appear. This is a covenant for the benefit of any Mortgagee and may be enforced by such Mortgagee.
c. In making distributions to Mortgagees, a duly executed certificate shall be provided to the Association by each of the Mortgagees as to their respective shares of the distribution.

13. WHEN DAMAGED PROPERTY IS TO BE RECONSTRUCTED OR REPAIRED. If Common Elements are damaged, they shall be reconstructed or repaired, unless it is determined under Paragraph 21 that the Condominium shall be terminated.

a) If the Units are damaged, and if Units with more than one-third (1/3) of the Common Elements appurtenant thereto are found by the Association to be tenantable, then the damaged property shall be reconstructed or repaired, unless, within sixty (60) days after the casualty, it is determined under Paragraph 21 that the Condominium shall be terminated.
b) If the damaged property is the Units, and if Units with more than two-thirds (2/3) of the Common Elements appurtenant thereto are found by the Association not to be tenantable, then the damaged property will not be reconstructed or repaired, and the Condominium will be terminated under Paragraph 21, unless, within sixty (60) days after the casualty, all the Unit Owners and fifty-one percent (51%) of Mortgagees agree in writing to such reconstruction or repair.
c) Any reconstruction or repair must be substantially in accordance with the plans and specifications for the original buildings or if not, then according to plans and specifications aesthetically compatible with the Units and Common Elements prior to the damage and approved by the Association, which approval shall not be unreasonably withheld or delayed.

14. RESPONSIBILITIES AND PROCEDURES AS TO PAYMENT FOR REPAIRS.

a) If damage occurs only to those parts of a Unit that the Unit Owner has the responsibility of maintaining and repairing, then the Unit Owner shall be responsible for the prompt reconstruction and repair of such damage after the casualty. In all other instances, the Association shall have the responsibility of reconstruction and repair. In the event the Unit Owner fails to make such repairs or reconstruction promptly, the Association may make such repairs and assess the Unit Owner for all expenses, together with a service fee of up to twenty percent (20%) for the Association's services.
b) Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance and repair, the Association shall obtain reliable and detailed estimates of the cost to rebuild or repair the damaged property to a condition as good as that existing immediately before the casualty.
c) If the proceeds of insurance are not sufficient to satisfy the estimated costs of reconstruction and repair, assessments shall be made against the Unit Owners who own the damaged property and against all Unit Owners in the case of damage to Common Elements, in sufficient amounts to provide funds to pay the estimated costs. Additional assessments may be made at any time during or following the completion of construction. Such assessments against Unit Owners for damage to Units shall be in proportion to the cost of reconstruction and repair of their respective Units. Such assessments on account of damage to Common Elements shall be in proportion to the Unit Owner's ownership interest in the Common Elements.
d) Notwithstanding anything to the contrary herein contained, the Association has a right of entry into any Unit in order to perform emergency repairs or to do other work necessary for the maintenance of the Condominium.

15. USE RESTRICTIONS.

The use of the Condominium shall be in accordance with the following provisions:

a) Each of the Units shall be occupied only by (i) a family or individuals, as a residence, or (ii) the guests of Unit Owners, as lodging, and for no other purpose. Units may be leased in accordance with Paragraph 19.

b) No Unit may be divided or subdivided into a smaller Unit, nor any portion thereof sold or otherwise transferred.

c) The Common Elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the Units. Specifically, no Person, or representative thereof, shall engage in any commercial activity on the Common Elements without the express written consent of the Association.

d) Parking. A certain portion of the Common Elements, as shown on Exhibit "E", has been allocated and designated for uncovered parking to be used solely and exclusively by the Unit Owners, or any lessees or other occupants of the Units (the "Parking Area"). Guests, invitees, agents, or employees of Unit Owners shall not park on any portion of the Parking Area without the express written consent of the Board of the Association. Unit Owners, and their guests, invitees, agents, employees, lessees or other occupants of such Units, may park on the public streets surrounding the Condominium property in accordance with all applicable local laws, rules, ordinances, and regulations. Except as otherwise provided above with respect to the Parking Area, no Unit Owner shall park any vehicle on any portion of the Common Elements of the Condominium without the express written consent of the Association's Board of Directors; said "vehicles" to include any automobiles, boats, trailers, jet-skis and trailers for same, panel trucks, buses, trucks with a load capacity of one (1) ton or more, vans, recreational vehicles (RVs and motor homes), vehicles used primarily for commercial purposes, and vehicles with commercial writings on their exteriors. Notwithstanding the above, trucks, vans, commercial vehicles and vehicles with commercial writings on their exteriors shall be allowed temporarily on the Common Elements during normal business hours for the purpose of serving any Unit or the Common Elements; provided, however, no such vehicle shall remain on the Common Elements overnight or for any purpose unless prior written consent of the Board is first obtained. Notwithstanding any provision to the contrary above, all emergency response and local, state, and federal law enforcement vehicles may be parked on the Condominium so long as they either owned by a Unit Owner, occupant or they are parked on the Condominium in furtherance of emergency response or law enforcement purposes.

If any vehicle is parked on any portion of the Condominium in violation of this Paragraph or in violation of the Association's rules and regulations, a Board member or other agent of the Association may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed or booted. The notice shall include the name and telephone number of the person or entity that will do the towing or booting and the name and telephone number of a person to contact regarding the alleged violation. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the Board or other agent of the Association may have the vehicle towed or booted in accordance with the notice, without further notice to the Unit Owner or user of the vehicle. If a vehicle is parked in a fire lane, is blocking another vehicle or access to and from the Condominium, is obstructing the flow of traffic, or otherwise creates a hazardous condition or is an obstruction to the safety or health of other persons on the Condominium, no notice shall be required and the Board or agent of the Association may have the vehicle towed immediately. If a vehicle is towed or booted in accordance with this subparagraph or if a vehicle is seized or towed by any other Person that is not an employee or agent of the Association, then neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the seizure or towing activity. Also, the Association, and its officers or agents, shall not be liable for any vehicle that is stolen or

otherwise unlawfully removed from the Condominium by a third party. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions under the rules and regulations or remedies at law or in equity, rather than exercise its authority to tow or boot.

e) Pets. A Unit Owner or other occupant of a Unit shall keep no more than two (2) dogs or cats (for a combined total of two (2)) per Unit weighing no more than seventy pounds and a reasonable number of other generally recognized household pets, as determined in the Board's sole discretion, weighing less than two (2) pounds each (including by way of illustration, but not limitation, fish, gerbils and small birds). Notwithstanding the above, no Unit Owner or other occupant of a Unit shall keep or bring onto the Condominium, at any time, any animal, as determined in the sole discretion of the Board, that presents an inherent danger to the health and safety of other Unit Owners and occupants, and their guests, including, but not limited to, venomous snakes and spiders. Notwithstanding the foregoing, pets must be kept on a leash and be under the physical control of a responsible person at all times while on the Common Elements. No device or structure may be temporarily or permanently placed upon or affixed to the Common Elements or Limited Common Elements for purposes of restraining or housing a pet, including, but not limited to, chains or doghouses. Feces and/or other bodily excrements left upon the Common Elements by pets must be immediately removed by the owner of the pet or the person responsible for the pet.

The Board may require that any animal that, in the Board's opinion, endangers or potentially may endanger the health of any Unit Owner or occupant of a Unit or creates or potentially may create a nuisance or unreasonable disturbance, be permanently removed from the Condominium upon seven (7) days written notice. If the owner or person responsible for the pet fails to do so, the Board may remove the pet. Any pet that in the Board's sole discretion presents an immediate danger to the health, life-safety or property of any community member may be removed by the Board without prior notice to the pet's owner. Any Unit Owner or Occupant who keeps or maintains any pet upon the Condominium shall be deemed to have agreed to indemnify and hold Developer, the Association, and their directors, officers, employees and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within, or removing it from, the Condominium.

f) Grilling. A Unit Owner or occupant of a Unit shall not use outdoor grills on any portion of the Unit. A grill may only be used if it is more than twenty (20) feet from the nearest structure on the property.

g) Signs. Except for signs used by Developer for the development and sale of Units, no signage shall be erected, placed, or permitted to remain on the Condominium without the prior written consent of the Board or its designee. "Signage" for purposes of this subparagraph shall include, but not be limited to, all signs, flags, banners, stickers, advertising posters, flyers, political placards or billboards of any kind. The Board also shall have the authority to adopt regulations permitting temporary signs on the front door of a Unit announcing births, birthdays or other events for limited periods of time. The Board shall have the right to erect and place reasonable and appropriate signs on the Condominium on behalf of the Association.

h) Personal Objects on Common and Limited Common Elements. No objects, including by way of illustration, but not limitation, potted plants, grills, umbrellas, bicycles, laundry garments, towels, awnings, canopies, tents, furniture, yard art, play equipment and all other personal objects, may be placed upon or stored on the Common Elements or any outdoor Limited Common Elements by a Unit Owner or an occupant of a Unit. Notwithstanding the foregoing, patio tables, chairs, or other outdoor patio furniture, excluding umbrellas, may be placed on a Unit Owner's patio or balcony. Any damages resulting from objects falling from a balcony or walkway of a building for any reason whatsoever shall be borne solely by such Unit Owner or occupant of a Unit that placed said objects on the balcony or walkway regardless of whether the damage was the result of an accident, negligence, recklessness, intentional act, or an "Act of God" (i.e., wind, storm, etc.),

and such Unit Owner or occupant of a Unit shall indemnify and hold harmless Developer and the Association from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses' and any and all sums paid from settlement of claims, attorneys' fees, consultant and expert fee, resulting from any such damage caused by a Unit Owner or occupant of a Unit.

i) Screen Doors. No screen' doors shall be constructed upon or affixed to any Unit by a Unit Owner or occupant of a' Unit, without the prior written consent of the Association.

j) Antennas and Satellite Dishes. Except as provided below, no satellite dish, antenna or other device for the transmission or reception of television signals., radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained on any portion of the Condominium, including the Units, Common Elements, or Limited Common Elements; provided, however, the Association hall have the right to erect, construct and maintain such devices. The following shall apply to all Unit Owners with respect to satellite dishes and antennas:

i. No transmission antenna, of any kind, may be erected anywhere on the Condominium, including the Units, without prior written approval of the Board of Directors;

ii. No direct broadcast satellite (DBS) antenna or multi-channel multi- point distribution service (MMDS) antenna larger than one (1) meter in diameter shall be placed, allowed or maintained upon the Condominium, including the Units, Common Elements, and the Limited Common Elements;

iii. DBS and MMDS satellite dishes or antennas one (1) meter or less in diameter and television broadcast service antennas may only be installed in accordance with Federal Communication Commission (FCC) rules and the rules and regulations of the Association, and only if and to the extent such rules mandate that such dishes or antennas be allowed, both as may be amended from time to 1ime. The Board of Directors may adopt rules and regulations designating and restricting the specific location and color of such satellite dishes and antennas. To the extent that any of the foregoing provisions of this Declaration or provisions of the rules and regulations adopted by the Board with respect to satellite dishes and antennas are not permitted under the FCC rules and regulations, the remaining portion of this subparagraph 15(j) shall survive independently to the extent permissible under the FCC rules and regulations.

In the event of a transfer of the Unit that includes a satellite dish or antenna, the Grantee shall assume all responsibility for the satellite dish or antenna and shall comply with the Documents, including, but not limited to, those requirements relating to maintenance and removal of the satellite dish or antenna.

iv. Trash and Garbage. All Unit Owners and occupants shall keep their Units, and any Limited Common Elements assigned thereto, in a clean and sanitary condition, and all rubbish, trash and garbage shall be regularly removed from a Unit and such Limited Common Elements and shall not be allowed to accumulate therein. No rubbish, trash, garbage, or other property that a Unit Owner wishes to dispose of or no longer use shall be placed on the Common Elements or Limited Common Elements outside of the Unit, temporarily or otherwise, and shall be moved to the Condominium trash facilities for collection, or otherwise removed from the Condominium by a Unit Owner or occupant. No trash cans, dumpsters, or other trash receptacles, other than such trash facilities provided by the Association, shall be located on the Common Elements or Limited Common Elements outside of a Unit, at any time, without prior approval of the Board.

k) Nuisance. No use or practice shall be permitted on the Condominium which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the Condominium by its residents. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate, nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit, or of the Common Elements, which will increase the rate of insurance upon the Condominium. No immoral, improper, offensive, or unlawful use shall be made of the Condominium or any part thereof. All

valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification, or repair of the Condominium shall be the responsibility of the person or entity responsible for the maintenance and repair of the property concerned.

l) Fire Escape. No Unit Owner or any other persons shall use the fire escape stairwell and landings associated therewith located on the Condominium for any other purpose than as an emergency means of escape from a Unit or the Common Elements without the prior written consent of the Association.

m) Second Floor Balcony-Limited Common Elements. Any balcony shall be reserved for the exclusive use of the Unit(s) to which it is attached. The rooftop is reserved for the exclusive use of the two second floor units.

n) Rules and Regulations. Reasonable rules and regulations concerning the use of the Condominium property may be made and amended from time to time by the Association in the manner provided by its Charter and Bylaws. Copies of such regulations and amendments thereto shall be furnished by the Association to all Unit Owners and residents of the Condominium upon request.

16. DEVELOPER'S UNITS AND PRIVILEGES.

a) Notwithstanding anything herein to the contrary, the Developer is irrevocably empowered to sell, lease, or rent Units to any person approved by it. Developer shall have the right to transact, on the Land, any business necessary to consummate the sale or lease of Units, including, but not limited to, the right to post signs, maintain a sales office, to use the Common Elements and to show Units. Signs and all items pertaining to sales shall not be considered Common Elements and shall remain the property of Developer.

b) Until such time as Developer shall have sold all of the Developer's Units, neither the Unit Owners, nor the Association, nor the use of the condominium property, shall interfere with the sale of those Units, and, so long as there are Units owned by the Developers, the Developer shall be Owner thereof under the same terms and conditions as other Unit Owners, except for: (I) the additional rights contained in this paragraph and (2) Developer shall not be responsible for paying any Assessments pursuant to Paragraph 8 with respect to any Units owned by Developer.

c) The Developer shall have the right, prior to the termination of the Developer Control Period, to grant and reserve easements and rights of way through, under, over and across Land, and any part thereof, for construction purposes, and for the installation, maintenance, and inspection of the lines and appurtenances for public and private water, sewer, drainage, gas, electricity, telephone, cable, and other utilities, and such other easements as the Developer deems necessary and/or property for the construction, upkeep, and maintenance of improvements upon or constituting the Common Elements At the conclusion of the Developer Control Period, this right shall automatically vest in the Association.

17. NOTICE OF MORTGAGE LIEN OR SUIT.

a) A Unit Owner shall give notice to the Association of every lien upon its Unit within ten (10) days after the attaching of the lien.

b) Notice shall be given to the Association of every suit or other proceeding which may affect the title to a Unit within five (5) days after the Unit Owner receives knowledge thereof.

c) Those mortgages permitted under this Paragraph 17 shall be reported to the Association by the Unit Owner within thirty (30) days of their becoming a valid encumbrance on the Unit.

d) Failure to comply with this Paragraph 17 will not affect the validity of any mortgage or the enforcement thereof at any public or judicial sale.

18. COMPLIANCE. DEFAULT AND REMEDIES.

a) By taking title to a Unit, each Unit Owner agrees to be, and shall be, governed by, and shall

comply with the Documents as they may be amended and/or supplemented from time to time. A default hereunder by a Unit Owner shall entitle the Association to the relief described in subparagraphs (b) and (c) of this Paragraph 18, in addition to any other remedies provided by the Condominium Act. Such a default shall entitle other Unit Owners to the relief described in subparagraph (b) of this Paragraph 18.

b) A Unit Owner shall be liable for the expense of any maintenance, repair, or replacement rendered necessary by its act(s), neglect, or carelessness, or by that of any member of its family, or its or their guests, employees, agents, or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy, or abandonment, of a Unit, or its appurtenances. In any proceedings arising because of an alleged default hereunder by a Unit Owner, the party substantially prevailing in obtaining the relief sought shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be awarded by the court.

c) In the event of any violation of the provisions of the Condominium Act or the Documents by any Unit Owner (either by its own conduct or by the conduct of any occupant of its Unit), the Association, and its successors or assigns, or any aggrieved Unit Owner shall have each and all of the rights and remedies which may be provided for in the Condominium Act or the Documents, or which may be available at law or in equity, and may prosecute an action or other proceedings 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 provided hereinafter in this subparagraph (c), or for any combination of remedies, or for any other relief. All expenses of the Association in connection with any such actions or proceedings, including court costs and attorneys' fees and other fees and expenses and all damages, liquidated or otherwise, together with interest thereon at the highest rate allowed by applicable 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 shares of the Common Expenses, and the Association shall have a lien for all of the same, as well as for nonpayment of Common Expenses, upon the Unit and its appurtenant interest in the Common Elements, upon all of the Unit Owner's additions and improvements thereto, and upon all of the Unit Owner's personal property in his Unit or located elsewhere on the Land; provided, however, that such lien shall be subordinate to the lien of a recorded first mortgage or deed of trust on the Unit, to the extent hereinabove set forth in Paragraph 10 hereof. In the event of any such default by any Unit Owner, the Association and the Manager or Managing Agent, if so authorized by the Association, 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 Association.

d) The violation of any restriction or condition or regulations adopted by the Association, or the breach of any covenant or provision herein contained, shall give the Board of Directors or its Managing Agent the right, in addition to any other rights provided for in this Declaration:

   i. to enter the Unit, or any portion of the Condominium upon which or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and the Association, or its employees or agents, shall not thereby be deemed guilty in any manner of trespass; provided, however, that the Association must institute judicial proceedings, in law or in equity, before altering or destroying any items of construction with respect to a Unit that are alleged to be in violation or breach of the provisions of the Documents;

   ii. to enjoin, abate or remedy by appropriate legal proceeding, either at law or in equity, the

continuance of any breach; or

iii. to take possession of such Unit Owner's interest in the Land and to maintain an action for possession of such Unit in the manner provided by law.

e) If any Unit Owner (either by its own conduct or by the conduct of any other occupant of its Unit) shall violate the Condominium Act, or any of the covenants, restrictions or provisions of the Documents adopted by the Association, and if such default or violation shall continue for ten (10) days after notice to the Unit Owner in writing from the Association, or shall occur repeatedly during any ten (10) day period after such written notice or request to cure such violation from the Association, then the Association shall have the power to issue to the defaulting Unit Owner a notice in writing terminating the rights of that Unit Owner to continue as a Unit Owner and to occupy, use, or control its Unit, and thereupon an action in equity may be filed by the Association against said defaulting Unit Owner for a mandatory injunction against such defaulting Unit Owner or occupant, or in the alternative, for a decree declaring the termination of that Unit Owner's right to occupy, use, or control its Unit on account of said violation, and ordering that all the right, title and interest of said defaulting Owner in such Unit and its interest in the Common Elements 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 the interest at such judicial sale. The proceeds of any judicial sale shall first be paid to discharge court costs, court reporter's charges, reasonable attorneys' fees and all other expenses of the proceeding and sale, and all such items shall be taxed against the defaulting Unit Owner. Upon the confirmation of the sale, the purchaser shall be entitled to a deed to the Unit and the Unit Owner's corresponding percentage of ownership in the Common Elements, and to immediate possession of the Unit sold. It shall be a condition of any such sale, and the decree shall so provide, that the purchaser shall take the interest in such Unit and the Common Elements subject to this Declaration.

f) The failure of the Association or any Unit Owner to enforce any covenant, restriction, or other provision of the Condominium Act, this Declaration, the Charter, the Bylaws, or the regulations adopted pursuant thereto, shall not constitute a waiver of any such covenant, restriction or provision or of the right to demand enforcement at a later time.

g) Notwithstanding any term or provision of this Paragraph 18, the Association shall obtain the written consent of a majority of the members prior to the Association's exercise of any of the remedies provided in this Paragraph 18 to terminate the rights of Unit Owner to occupy, use or control the Unit owned by it, other than for non-payment of Assessments.

19. LEASE AND TRANSFER OF A UNIT; NOTICE TO ASSOCIATION.

a) Leases. In order to preserve the character of the Condominium as predominantly owner-occupied, the leasing of Units shall be governed by the restrictions imposed by this Paragraph 19(a). Except as provided herein, the leasing of Units shall be prohibited. "Leasing," for the purposes of this Declaration, is defined as regular, exclusive occupancy of a Unit by any person other than the Unit Owner who pays rent or provides any other form of consideration to said Unit Owner for occupancy of the Unit.

b) General. Unit Owners desiring to lease their Units may do so only if they have applied for and received from the Board of Directors either a "Leasing Permit" or a "Hardship Leasing Permit." Such a permit, upon its issuance, will allow a Unit Owner to lease his or her Unit provided that such Leasing is in strict accordance with the terms of the permit and this Paragraph. The Board of Directors shall have the authority to establish conditions as to the duration and use of such permits consistent with this Paragraph. All Leasing Permits and Hardship Leasing Permits shall be valid only as to a specific Unit Owner and Unit and shall not be transferable between either Units or Unit Owners, but shall be transferable to successors in title to the same Unit.

c) Leasing Permits. A Unit Owner's request for a Leasing Permit shall be approved if current, outstanding Leasing Permits have not been issued for more than forty percent (40%) of the

total number of Units in the Condominium. A Leasing Permit shall be automatically revoked upon the happening of any of the following events: (1) the failure of a Unit Owner to lease his or her Unit within one hundred eighty (180) days of the Leasing Permit having been issued; (2) the failure of a Unit Owner to have his or her Unit leased for any consecutive one hundred eighty (180) day period thereafter; or (3) the occurrence of the date referenced in a written notification by the Unit Owner to the Association that the Unit Owner Will, as of said date, no longer need the Leasing Permit. If current Leasing Permits have been issued for more than forty percent (40%) of the total number of Units, no additional Leasing Permits shall be issued (except for Hardship Leasing Permits) until the number of outstanding current Leasing Permits falls below forty percent (40%) of the total number of Units in the Condominium. Unit Owners who have been denied a Leasing Permit shall automatically be placed on a waiting list for a Leasing Permit and shall be issued the same if they so desire when the number of current outstanding Leasing Permits issued falls to forty percent (40%) or less of the total number of Units in the Condominium. The issuance of a Hardship Leasing Permit to a Unit Owner shall not cause the Unit Owner to be removed from the waiting list for a Leasing Permit.

d) Hardship Leasing Permits. If the failure to lease will result in a hardship, the Unit Owner may seek to lease on a hardship basis by applying to the Board of Directors for a Hardship Leasing Permit. The Board of Directors shall have the authority to issue or deny requests for Hardship Leasing Permits in its discretion after considering the following factors: (1) the nature, degree, and likely duration of the hardship, (2) the harm, if any, which will result to the Condominium if the permit is approved, (3) the number of Hardship Leasing Permits which have been issued to other Unit Owners, (4) the Unit Owner's ability to cure the hardship, and (5) whether previous Hardship Leasing Permits have been issued to the Unit Owner. "Hardship" as described herein shall include, but not be limited to the following situations: (I) a Unit Owner must relocate his or her residence outside the greater Nashville- Davidson County Metropolitan Area and cannot, within six (6) months from the date that the Unit was placed on the market, sell the Unit except at a price below the current appraised market value, after having made reasonable efforts to do so; (2) where the Unit Owner dies and the Unit is being administered by his or her estate; and (3) the Unit Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Unit. Hardship Leasing Permits shall be valid for a term not to exceed one (1) year. Unit Owners may apply for additional Hardship Leasing Permits. Hardship Leasing Permits shall be automatically revoked if during the term of the permit, the Unit Owner is approved for and receives a Leasing Permit.

e) Leasing Provisions. Leasing which is authorized, pursuant to permit, hereunder shall be governed by the following provisions:

   i. Notice. At least seven (7) days prior to entering into the lease of a Unit, the Unit Owner shall provide the Board with a copy of the proposed lease agreement. The Unit Owner must use an Association approved lease form as it may be amended from time to time. In the event a lease is disapproved, the Board shall notify the Unit Owner of the requisite action to be taken in order to bring the lease in compliance with the Declaration and any Rules and Regulations adopted pursuant hereto.

   ii. General. Units may be leased only in their entirety; no fraction or portion may be leased without prior written Board approval. All leases shall be in writing using the form approved by the Board. There shall be no subleasing of Units or assignment of leases without prior written Board approval. All leases must be for an initial term of not less than six (6) months, except with written Board approval, which shall not be unreasonably withheld in cases of undue hardship. Within ten (10) days after executing a lease agreement for the lease of a Unit, the Unit Owner shall provide the Board with a copy of the lease and the name of the lessee and all other people occupying the Unit. The Unit Owner must provide the lessee copies of the Declaration, Bylaws, and the Rules and Regulations and the lessee must acknowledge and agree that he/she will be bound by such documents.

iii. Liability for Assessments. Use of Common Elements. and Compliance with Declaration. Bylaws, and Rules and Regulations. Each Unit Owner covenants and agrees that any lease of a Unit shall contain the following language and agrees that if such language is not expressly contained therein, then such language shall be incorporated into the lease by existence of this covenant, and the lessee, by occupancy of the Unit, agrees to the applicability of this covenant and incorporation of the following language into the lease:

a. Compliance with Declaration. Bylaws, and Rules and Regulations. The lessee shall comply with all provisions of the Declaration, Bylaws, and rules and regulations adopted pursuant thereto and shall control the conduct of all other occupants and guests of the leased Unit in order to ensure such compliance. The Unit Owner shall cause all occupants of his or her Unit to comply with the Declaration, Bylaws, and the Rules and Regulations adopted pursuant thereto, and the Unit Owner shall be responsible for all violations by such occupants, notwithstanding the fact that such occupants of the Unit are fully liable and may be sanctioned for any such violation. If the lessee, or a person living with the lessee, violates the Declaration, Bylaws, or a rule or regulation for which a fine is imposed, notice of the violation shall be given to the Unit Owner and the lessee, and such fine may be assessed against the lessee in accordance with the Documents. If the fine is not paid by the lessee within the time period set by the Board, the Unit Owner shall pay the fine upon notice from the Association of the lessee's failure to pay the fine. Unpaid fines shall constitute a lien against the Unit.

Any violation of the Declaration, Bylaws, or Rules and Regulations adopted pursuant thereto, by the lessee, any occupant, or any guest of lessee, is deemed to be a default under the terms of the lease and authorizes the Unit Owner to terminate the lease without liability and to evict the lessee in accordance with Tennessee law. The Unit Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Declaration, Bylaws, and the rules and regulations adopted pursuant thereto, including the power and authority to evict the lessee as attorney-in-fact on behalf and for the benefit of the Unit Owner, in accordance with the terms hereof. If the Association proceeds to evict the lessee, any costs, including reasonable attorneys' fees actually incurred and court costs associated with the eviction shall be an assessment and lien against the Unit.

b. Liability for Assessments. When a Unit Owner who is leasing his or her Unit fails to pay any annual or special assessment or any other charge for a period of more than thirty (30) days after it is due and payable, then the delinquent Unit Owner hereby consents to the assignment of any rent received from the lessee during the period of delinquency, and, upon request by the Board, lessee shall pay to the Association all unpaid annual and special assessments and other charges payable during and prior to the term of the lease and any other period of occupancy by lessee. However, lessee need not make such payments to the Association in excess of or prior to the due dates for, monthly rental payments unpaid at the time of the Board's request. All such payments made by lessee shall reduce, by the same amount, lessee's obligation to make monthly rental payments to lessor. If lessee fails to comply with the Board's request to pay assessments or other charges, lessee shall pay to the Association all amounts authorized under the Declaration as if lessee were a Unit Owner. The above provision shall not be construed to release the Unit Owner from any obligation, including the obligation for assessments, for which he or she would otherwise be responsible.

i. Applicability of this Paragraph. Notwithstanding the above, this Section shall not apply to any leasing transaction entered into by the Developer, the Association, or any Eligible Mortgagee who becomes the Unit Owner of a Unit through foreclosure or any other means pursuant to the satisfaction of the indebtedness secured by such mortgage. Such parties shall

be permitted to lease a Unit without first obtaining a permit in accordance with this Paragraph and such Units shall not be considered as being leased in determining the maximum number of Units that they may be leased in accordance with this Paragraph.

a) Notice of Transfer of Unit. Whenever a Unit Owner proposes to sell, give, devise, or otherwise transfer its Unit, or any interest therein, such Unit Owner shall give the Association written notice by no later than thirty (30) days before closing of the transfer of the Unit, which notice shall briefly describe the transfer and shall state the names and address of the transferee.

20. AMENDMENTS. This Declaration may be amended in the following manner:

a) Amendments by Developer. Developer may unilaterally amend and/or supplement this Declaration: (1) at any time prior to the conveyance of the first Unit to a Unit Owner other than Developer; (2) at any time during the period set forth under Paragraph 22 for purposes of annexing additional Parcels to the Condominium; or (3) at any time during the Developer Control Period to correct typographical, scrivener's, or other errors with respect to any provisions of this Declaration. Except as otherwise provided above, all amendments to this Declaration must be in accordance with subsections (b) and (c) below, as applicable.

b) Amendments by the Board or Unit Owners. Except as otherwise provided under subsections (a) and (c) of this Paragraph 20, this Declaration shall be amended as follows:

i. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the members of the Association. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting of the Association at which the proposed amendment is to be considered.

ii. Directors and members present in person or by proxy at the meeting in which the amendment is considered may express their approval in writing, provided that such approval is delivered to the Association at or prior to the meeting. The proposed amendment must be approved by not less than two-thirds (2/3) of the votes of the membership of the Association eligible to vote in order for the proposed amendment to be adopted.

c) Amendments requiring Mortgagee Approval. Except as otherwise provided in subsection (a) above, amendments of a material nature with respect to this Declaration and/or the other Documents must be approved by Unit Owners who represent at least two- thirds (2/3) of the total allocated votes in the Association and by fifty-one percent (51%) of Mortgagees. A change to any of the provisions governing the following will be considered an amendment of a material nature:

i. Voting rights;
ii. Increases in Assessments that raise the previously assessed amount by more than 25%, Assessment liens, or the priority of Assessment liens;
iii. Reductions in reserves for maintenance, repair, and replacement of Common Elements;
iv. Responsibility for maintenance and repairs;
v. Reallocation of interests in the Common Elements or Limited Common Elements, or rights to their use, except for reallocation of interests in the Common Elements related to the annexation of additional property to the Condominium by the Developer as permitted under this Declaration;
vi. Redefinition of any Unit boundaries;
vii. Convertibility of Units into Common Elements or vice versa;
viii. Expansion or contraction of the Condominium, or the addition, annexation, withdrawal of property to or from the Condominium, except for the annexation of additional property to the Condominium by the Developer as permitted under this Declaration;
ix. Hazard or fidelity insurance requirements;
x. Imposition of any restrictions on the leasing of units;
xi. Imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;
xii. Restoration or repair of the project (after damage or partial condemnation) in a manner other than that specified in the Documents;

xiii. Any provisions that expressly benefit Mortgagees and Eligible Insurers.

The failure of a Mortgagee to respond within thirty (30) days after receiving notice of any written request of the Association for approval of an addition or amendment to the Documents shall constitute an implied approval of the addition or amendment.

d) A copy of each amendment shall be certified by the Association as having been duly adopted and shall be effective when recorded in the Register's Office of Davidson County, Tennessee.

21. TERMINATION.

The Condominium may be terminated as follows:

a) In the event it is determined under Paragraph 13(c) that damaged property shall not be reconstructed because of substantial loss in accordance with T.C.A. § 66-27-118, as amended, the Condominium shall be terminated upon agreement by a vote of at least sixty-seven percent (67%) of the Unit Owners and written approval of at least fifty-one percent (51%) of the Mortgagees. The failure of a Mortgagee to respond within thirty (30) days to any written request of the Association for approval of such termination shall constitute an implied approval of the termination of the Condominium. The net proceeds of insurance resulting from such damage or destruction shall be distributed to each Unit Owner, by check made payable to such Unit Owner and its respective Mortgagee(s), as their interest may appear, based on the value of each Unit as such value shall be determined in the sole discretion of the Board, or an appraiser designated by the Board.

b) The Condominium may be terminated in accordance with T.C.A. § 66-27-109 at any time after obtaining the prior approval in writing of all Unit Owners and all record owners of encumbrances upon the Units. The failure of a record encumbrance holder to respond within thirty (30) days to any written request of the Association for approval of such termination shall constitute an implied approval of the termination of the Condominium.

22. OPTION TO EXPAND THE CONDOMINIUM.

a) The Developer hereby explicitly reserves an option, until the fifth (5th) anniversary of the recordation of the first deed with respect to a Unit from Developer to a third party to expand the Condominium from time to time without the additional consent of any Unit Owner or any Mortgagee. The option to expand may be terminated prior to such anniversary only upon filing by the Developers of an amendment to this Declaration so stating. The Developer reserves the right to add any or all of the Parcels at any time, at different times, in any order, without limitation. There are no other limitations on the option to expand except as set forth in this Paragraph 22. By the acceptance and recording of a deed to his or her Unit, each Unit Owner will be deemed (i) to have consented to the actions permitted to this Paragraph 22, and (ii) to have granted to the Developer an irrevocable power of attorney granting to the Developer the right and authority to execute on behalf of such Unit Owner, and to record, any amendments and/or supplements to this Declaration, the Site Plan Exhibits, or any other documents, either necessary or desirable to expand the Condominium, provided, however, that such amendments, supplements, and/or other documents must not be inconsistent with either this Declaration or T.C.A. § 66-27-207, as amended.

b) The Developer makes no assurances as to the location of improvements on the Parcels, whether or not the same become additions to the Land and the Condominium. At such time as the Condominium is expanded, the maximum number of Units on the Land will not exceed the number permitted by applicable law. The Developer makes no assurances as to what improvements may be constructed on the Land following inclusion of a Parcel, but such improvements constructed by the Developer will be reasonably compatible in quality, materials, and style with the then existing improvements on the Land. No assurances are made by the Developer as to the size or type of Units that may be created in the future on the Land following inclusion of a Parcel. All improvements intended for Parcels to be annexed shall be substantially

completed prior to annexation. The Developer expressly reserves the right to designate Common Elements therein which may be subsequently assigned as Limited Common Elements. The Developer makes no assurances as to the type, size or maximum number of such Common Elements or Limited Common Elements. The allocation of Common Elements interests in the Land after any expansion of the Condominium shall be recomputed such that the decrease in the ownership interest of the Common Elements shall be spread proportionately to all Units. If the Developer does not add, or adds and then subsequently withdraws, any Parcel, the Developer shall nevertheless have the right to construct all of any portion of any building on the Parcels, or on any Parcel, and operate the same without restriction, except as otherwise provided by applicable law.

23. PROVISIONS RELATIVE TO MORTGAGEE'S RIGHTS AND TO FEDERAL NATIONAL MORTGAGE ASSOCIATION AND FEDERAL HOME LOAN MORTGAGE CORPORATION REGULATIONS

a) Percentage of Mortgagees. Wherever in this Declaration the approval or consent of a specified percentage of Mortgagees is required, it shall mean the approval or consent of Mortgagees which in the aggregate have allocated to them such specified percentage of votes in the Association when compared to the total allocated to all Units then subject to Mortgages held by Mortgagees.

b) Notice of Actions. The Association shall give prompt written notice to each Mortgagee and Eligible Insurer of:

i. Any condemnation loss or any casualty loss which affects a material portion of the Common Elements or any Unit in which there is a first Mortgage held, insured, or guaranteed by such Mortgagee or Eligible Insurer, as applicable. For purposes of this subpart, "material portion" includes:

a. Any condemnation or casualty loss with respect to the Common Elements of the Condominium if said loss exceeds Twenty Thousand Dollars ($20,000.00); or

b. Any condemnation or casualty loss with respect to a Unit covered by such first Mortgage if said loss exceeds Two Thousand Dollars ($2,000.00);

c. Any delinquency in the payment of Assessments owed by a Unit Owner whose Unit is subject to a first Mortgage held, insured, or guaranteed, by such Mortgagee or Eligible Insurer, as applicable, which remains uncured for a period of sixty (60) days;

d. Any lapse, cancellation, or material modification of any insurance policy maintained by the Association; or

e. Any proposed action, which would require the consent of a specified percentage of Mortgagees;

provided that the Mortgagee or Eligible Insurer has sent a written request for this information to the Association, stating both its name and address and the Unit number or address of the Unit on which it has the Mortgage.

c) Inspection of Books. The Association shall permit any Mortgagee, Eligible Insurer, or Unit Owner to inspect the Documents, as well as the records, books, and financial statements of the Association during normal business hours.

d) Financial Statements. The Association shall provide any Mortgagee or Eligible Insurer which submits a written request with a copy of an annual financial statement within one hundred twenty (120) days following the end of the fiscal year of the Association, provided, however, that any cost associated with the preparation of said financial statement shall be paid by said Mortgagee or Eligible Insurer.

e) Special Rights Regarding Transfer of a Unit. Any Mortgagee who obtains title to a Unit pursuant to the remedies provided in the mortgage or deed of trust, or upon foreclosure of the mortgage or deed of trust or upon receiving a deed (or assignment) in lieu of foreclosure will be exempt from the provisions of Paragraph 19 relating to the rights of the Association upon transfer of a Unit. Specifically, the provisions of the Documents shall not impair the rights of a Mortgagee to:

ii. Foreclose or take title to a Unit pursuant to the remedies provided in the mortgage or deed of trust, or

iii. Accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor, or

iv. Sell or lease a Unit acquired by the Mortgagee.

f) Condemnation or Casualty Proceeds Priority. No interpretation shall be given to the Documents which would give a Unit Owner, or any other Person, priority over any rights of Mortgagees in the case of a distribution to Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

g) Enforcement. The provisions of this Paragraph 23 are for the benefit of Mortgagees, Eligible Insurers, and their successors and assigns, and may be enforced by any of them by any available means, at law, or in equity.

h) Conflicts. This Paragraph 23 is supplemental to, and not in substitution for, any other provisions of the Documents, but in the case of conflict, the provisions of this Paragraph 23 shall control.

i) Conformity with Federal Guidelines. Notwithstanding anything to the contrary contained in these Documents, all terms, conditions, and regulations now existing, or which may be promulgated from time to time, by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation pertaining to condominiums are hereby incorporated as terms and conditions of the horizontal property regime established by these Documents and such shall be governing upon said horizontal property regime, so long as such conditions are not inconsistent with the Condominium Act, as amended, and do not impinge on any substantial property rights of individual Unit Owners.

24. PROFESSIONAL MANAGEMENT.

The Association may, but shall not be required to, hire a professional management agent or agents, at a compensation established by the Board, to perform such duties and services as the Board of Directors shall authorize. Any agreement for professional management of the Condominium shall comply with the following:

a) No such agreement shall have a term greater than three (3) years;

b) Any such agreement must provide for termination by either party without cause and without payment of a termination fee on not less than ninety (90) days written notice.

25. SPECIAL SERVICES FOR NON-OWNER OCCUPIED UNITS.

The Association shall have the right to offer special services to the Unit Owners of all non-owner occupied Units. These services shall include showing and leasing Units, and arranging for interior maintenance and repair work to be performed at the cost of the Unit Owner. These services will be optional to the Unit Owners and may be canceled with respect to any Unit Owner upon written notice by the Unit Owner to the Association. The fees for these services shall be set by the Association.

26. NON-LIABILITY OF THE DEVELOPER, DIRECTORS AND OFFICERS OF THE ASSOCIATION.

The Developer, directors and officers of the Association shall not be personally liable to the Unit Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Developer, director or officer, except for any acts or omissions found by a Court to constitute gross negligence or fraud. The Unit Owners shall indemnity and hold harmless each of the directors, officers, and Developer, and their respective heirs, executors, administrators, successors and assigns, in accordance with the provisions of Paragraph 8 of the Bylaws.

27. FORM OF DEED.

The form of deed which will be used to convey Units to the Unit Owners under the terms of this Declaration shall be substantially in accordance with the form which is attached hereto as Exhibit

"D." which is incorporated herein by reference.

28. SEVERABILITY.
The invalidity in whole or in part of any covenant or restriction, or any paragraph, subparagraph, sentence, clause, phrase, or work, or other provision of this Declaration and the Charter, Bylaws and regulations of the Association shall not affect the validity of the remaining portions thereof.

[SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, First Place Development, LLC, as owner of the real estate herein described has executed this Declaration as of the day and year first above written.

FIRST PLACE DEVELOPMENT, LLC
BY THE STS FAMILY TRUST U/A/D JULY 31, 2007

Lyn E. Sohr

Lyn E. Sohr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Lyn E. Sohr, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The STS Family Trust U/A/D July 31, 2007, sole member of First Place Development, LLC, a Tennessee limited liability company, the within named bargainer, and that she, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2013

Polly Rembert
Notary Public

My Commission Expires: 10-18-16

POLLY REMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

INDEX OF EXHIBITS

Exhibit "A"	Legal Description for the Property
Exhibit "B"	Charter of The Valentino Condominium Owners Association, Inc.
Exhibit "C"	Bylaws of The Valentino Condominium Owners Association, Inc.
Exhibit "D"	Form of Warranty Deed
Exhibit "E"	Site Plan Exhibits for The Valentino
Exhibit "F"	Allocation of Ownership Interest in Common Elements and Votes

EXHIBIT "A"

LEGAL DESCRIPTION

940 RUSSELL STREET

Land in Davidson County, Tennessee, being Lot No. 8 in J.L. Valentino's Subdivision of certain lots in Payne's Addition to Edgefield, now East Nashville as of record in Book 57, Page 87, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines 175 feet , more or less to an alley.

Being the same property conveyed to First Place Development, LLC by Quitclaim Deed from Scott T. Sohr, of record in Instrument No. 20091103-0101397, Register's Office for Davidson County, Tennessee, dated October 26, 2009.

Being the same property conveyed to Scott T. Sohr by Warranty Deed from James W. Sims and Thomas S. Barton, of record in Instrument No. 20060706-0081005, Register's Office for Davidson County, Tennessee, dated July 5, 2006.

EXHIBIT "B"

CHARTER

THE VALENTINO CONDOMINIUM OWNERS ASSOCIATION, INC.

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

1. The name of the corporation is THE VALENTINO CONDOMINIUM OWNERS ASSOCIATION, INC.

2. The name of the initial registered agent of the corporation is The Valentino Condominium Owners Association, Inc.

3. The address of the initial registered office of the corporation is 4020 Crestridge Drive, Nashville, Tennessee 37204.

4. The address of the principal office of the corporation in the State of Tennessee is 4020 Crestridge Drive, Nashville, Tennessee 37204.

5. The name and address of the incorporator is Scott Sohr, 4020 Crestridge Drive, Nashville, Tennessee 37204.

6. The corporation is a mutual benefit corporation.

7. The corporation is not-for-profit.

8. This corporation is organized for the purpose of providing the ownership, operation, maintenance, preservation, development and control of all property known as THE VALENTINO as established by a Master Deed and By-Laws for the benefit and use of the owners and residents of

the Units indicated thereon and in pursuit thereof to:

a. Acquire, by gift, purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in accordance with the law and in connection with the purposes of this corporation.
b. Fix, levy, collect and enforce payment by any lawful means of all charges and assessments levied or assessed against members of the corporation and to pay all expenses incident to the conduct of the business of the corporation including all licenses, taxes, or other charges levied against the property of the corporation.
c. Borrow money and mortgage, pledge or deed in trust any or all of its real or personal property as security for money borrowed for debts incurred;
d. Contract or otherwise provide for necessary or desired maintenance, or improvement, repair, restoration or alteration of its real and personal property, and to purchase, if necessary, equipment and employ personnel to achieve these purposes;
e. Represent and promote the welfare of the owners and residents of the Units located within THE VALENTINO and to have and exercise any and all rights, powers, and privileges which a corporation not for profit organized under the Tennessee General Corporation Act may now or hereafter have or exercise; and
f. Generally engage in any other lawful endeavor or activity in furtherance of the foregoing, so long as such endeavor or activity does not prevent the corporation from being, or maintaining its status as, a homeowners association as defined by Section 528(c)(1) of the Internal Revenue Code of 1986 or corresponding section of any future income tax code.

9. This corporation is to have members. Every person or entity who is a record owner of a fee interest in any Unit located within THE VALENTINO shall be a member of the corporation. Nothing herein is intended to include persons or entities holding any interest intended merely as security for the performance of an obligation. Ownership of a Unit shall be the sold qualification for members, and a membership shall not be transferable other than as it is appurtenant to ownership of a Unit. When more than one (1) person holds an interest in a Unit, only one (1) certificate of membership shall issue and the rights and privileges accruing to such membership shall be assigned among the owners as they may agree.

10. To the extent allowed by the laws of the State of Tennessee, no present or future directors of the corporation (or his or her estate, heirs and personal representatives) shall be liable to the corporation or its members for monetary damages for breach of fiduciary duty as a director of the corporation. Any liability of a director shall be further eliminated to the fullest extent allowed by the laws of the State of Tennessee, as may hereafter be adopted or amended.

11. With respect to claims or liabilities arising out of service as a director or officer of the corporation, the corporation shall indemnify and advance expenses to each present and future director and officer to the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended.

12. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its directors, officers, members or other private individuals or persons, except that the corporation shall be authorized and empowered to (a) pay reasonable compensation for good and services rendered, (b) rebate excess membership dues, fees or assessments, and (c) make payments in furtherance of the purposes set forth herein.

13. Upon dissolution, after all creditors of the corporation have been paid any excess membership dues, fees or assessments have been rebated, its assets shall be distributed to the then current Unit owners.

14. This Charter may be amended upon the approval of at least two-thirds (2/3) vote of eligible Unit owners, however this Charter may be amended unilaterally: (1) by the incorporator up to the date the first Unit is conveyed to a homeowner other than the Developer or (2) by the Board of Directors at any time as permitted under Tenn. Code Ann. §§ 48-51-101 *et seq.*

Dated this 15th day of August, 2013.



Lyn E. Bohr, Incorporator

EXHIBIT "C"

BYLAWS OF
THE VALENTINO
CONDOMINIUM OWNERS ASSOCIATION, INC.

1. Identity.
   a. These are the Bylaws of THE VALENTINO CONDOMINIUM OWNERS ASSOCIATION, INC. (the "Association"), a not-for-profit corporation, incorporated under the laws of the State of Tennessee, the Charter of which was recorded in the office of the Secretary of State of Tennessee and the Office of the Register of Davidson County, Tennessee.
   b. The Association has been organized for the purpose of administering a horizontal property regime (the "Condominium") established by a Declaration of record in the Register's Office of Davidson County, Tennessee, herein called the "Declaration," pursuant to Title 66, Chapter 27, Sections 201 . as amended, Tennessee Code Annotated (the "Condominium Act"). The Condominium is identified by the name THE VALENTINO.

2. Members.
   The members of this Association shall be First Place Development, LLC, ("Developer") and all subsequent Unit Owners in the Condominium.

3. Meeting of Members.
   a. The members of the Association shall have an annual meeting. The first annual meeting of the members shall be held, at the office of the Association or other place to be designated by the Board of Directors, on a date and at a time set forth by the Board of Directors, provided that such first annual meeting shall be held by no later than ninety days (90) days after the expiration of the Developer Control Period. Thereafter, the annual meeting of members shall be held on the second (2nd) Tuesday in each November at 7:00 p.m., or as otherwise scheduled by the Board of Directors.
   b. Special meetings of members shall be held whenever called by the President, any Vice-President, or by a majority of the Board of Directors, and must be called by any such officer upon his or her receipt of a written request for a meeting from members entitled to cast not less than one-third (l/3) of the votes of the entire membership.
   c. Notice of each member's meeting, stating the time and place, and at least a general description of the objects for which the meeting is called, shall be given by the President, Vice-President or Secretary. Such notice shall be in writing to each member at his or her address as it appears on the books of the Association, and shall be mailed postage prepaid not less than ten (10) days, nor more than sixty (60) days, prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of any meeting may be waived by any member before or after the meeting.
   d. A quorum at members' meetings shall consist of Persons entitled to cast fifty-one percent (51%) of the votes of the entire membership. If any meeting of the members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting for at least ten (10) days and adequate notice of the new date shall be given as described in subparagraph (c) of this Paragraph 3. If after three (3) attempts to hold a members' meeting have been made pursuant to this

Paragraph 3 a quorum still cannot be obtained to conduct business, then the Board, and any authorized agents or representatives thereof, may institute measures or methods (i.e., door-to-door vote, vote by mail, etc.) to obtain each member's vote in writing with respect to items on such meetings' agenda, and if a quorum is obtained through such method, then the written votes cast by the members shall be sufficient to conduct business with respect to the items on the meetings' agenda in lieu of such meeting.

e. Except during such time that Developer shall own any Units within the Condominium, the aggregate number of votes for all Unit Owners shall be equal to the number of Units and one (l) vote shall be allocated to each Unit. However, as long as Developer shall own a Unit within the Condominium, four (4) votes shall be allocated to each Unit that Developer owns.

f. If a Unit is owned by one (1) person, his or her right to vote shall be established by the record title to his or her Unit. If a Unit is owned by more than one (1) person, then the person entitled to cast the vote for the Unit must be designated by a certificate signed by all of the record owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by a corporation, partnership, limited liability company or other entity, then the person entitled to cast the vote for the Unit shall be designated by a certificate of the Unit Owner of that Unit in a form reasonably acceptable to the Board of Directors and filed with the Secretary of the Association. Such certificates shall be valid until revoked or superseded by a subsequent certificate, or until a change in the ownership of the Unit concerned. A certificate designating the person entitled to cast the vote of a Unit may be revoked by any Unit Owner at any time.

g. Votes may be cast in person or by proxy. Proxies may be made by any person entitled to vote, but must be in writing and signed by the person, or persons, authorized to vote. They shall be valid only or the particular meeting design red and must be filed in a form reasonably acceptable to the Board of Directors with the Secretary before the appointed time of the meeting.

h. The presence of a quorum is required at members' meetings to adopt decisions, except where approval by a greater number of members is required by the Declaration, Charter, or these Bylaws.

i. The order of business at annual members' meetings, and as far as practical at all other members' meetings, shall be:

   i. election of a chairman of the meeting, if the President is unavailable to preside;
   ii. calling of the roll and certifying of proxies;
   iii. proof of notice of meeting of waiver of notice;
   iv. reading and disposal of any unapproved minutes;
   v. reports of officers;
   vi. reports of committees;
   vii. election of Directors;
   viii. unfinished business;
   ix. new business;
   x. and adjournment.

4. Directors.

   a. The affairs of the Association shall be managed by a Board of Directors. The Developer may, but shall not be obligated to do so, appoint an Advisory Board of Directors, consisting of two (2) Unit Owners during the term of the initial Board of Directors. Such Advisory Board shall have no authority to manage the affairs of the Condominium, but may, upon invitation, meet with the Board of Directors from time to time. After the expiration of the Developer Control Period, the Board of Directors shall consist of three (3) persons, all of whom shall be Unit Owners or spouses of Unit Owners, or, in the event

any Unit shall be owned by a partnership, corporation, limited liability company or fiduciary, such person shall be a partner, an officer of the company, the fiduciary, or an officer of the fiduciary, as the case may be. The Board of Directors shall serve without compensation.

b. At the first meeting of the members of the Association following the Developer Control Period, three (3) persons shall be elected to serve as the Board of Directors. Two (2) of said Board members shall be elected for a term of (2) years, and the remaining Board member shall be elected for a term of one (1) year. The election shall be by ballot and by a plurality of the votes cast, each member voting must cast his or her vote(s) for as many nominees as there are vacancies to be filled, but there shall be no cumulative voting. All subsequent elections of the Board members shall be for a term of two (2) years.

c. All vacancies in the Board of Directors' positions, whether by removal under Paragraph 4(d) or otherwise, occurring between annual meetings of members shall be filled by the remaining Director(s) to complete the unexpired term of the Board member's position that has been vacated.

d. Any Directors may be removed by concurrence of two-thirds (2/3) of the votes of the entire membership at a properly called special or general meeting of the members. The vacancy in the Board of Directors so created shall be filled by designation of the Developer.

5. Directors' Meetings.

a. The organizational meeting of a newly elected Board of Directors shall be held within ten (10) days of its election at such place and time as shall be fixed by the Directors at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary providing a quorum shall be present.

b. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, or telegraph, at least three (3) business days prior to the day named for such meeting.

c. Special meetings of the Directors may be called by the President, and must be called by the Secretary at the written request of any two (2) of the Directors. Notice of the meeting shall be given personally or by mail, telephone, or telegraph at least three (3) business days prior to the day named for such meeting, which notice shall state the time, place, and purpose of the meeting.

d. Any Director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

e. Unless approval by a greater number of Directors is required by the Declaration, Charter, or these Bylaws, a quorum at Directors' meetings shall consist of the presence of a majority of the Directors, except during the Developer Control Period, in which case both Directors must be present for a quorum to exist to conduct business. If, at any meeting of the Board of Directors, less than a quorum is present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting originally called may be transacted at a subsequent meeting without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such Director for the purpose of determining a quorum.

f. The presiding officer of Directors' meetings shall be the President. In the absence of the President, the Directors present shall designate one of their numbers to preside.

g. The order of business at Directors' meeting shall be
   i. calling of roll;
   ii. proof of due notice of meeting;

iii. reading and disposal of any approved minutes;
iv. reports of officers and committees;
v. election of officers (if necessary);
vi. unfinished business;
vii. new business; and
viii. adjournment.

h. The Directors may adopt any resolution by an instrument in writing, signed by all of the then qualified and acting Directors, and any such resolution, when so executed, shall have the force and validity of a resolution adopted at any regular or special meeting.

i. All minutes and records of actions of the Directors, and all records pertaining to operations of the Association, shall be kept at the Association office or at such place as may be designated by the Secretary of the Association, and shall be available to members for inspection at all times during normal business hours.

6. Powers and Duties of the Board of Directors.

1. All of the powers and duties 'or the Association existing under the Condominium Act, the Declaration, and Charter ·and these Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to approval by Unit Owners when such is specifically required. Compensation of employees of the Association shall be fixed by the Directors. A Director may be an employee of the Association, and a contract for management of the condominium may be entered into with a Director. The Board of Directors is specifically charged with the responsibility of providing for the care and upkeep of all Common Elements and Limited Common Elements of the Condominium pursuant to the provisions of the Declaration. Specifically included in the foregoing general powers of the Board of Directors are the following powers and duties, which are listed by way of enumeration and not by limitation:

1) To elect and remove the officers of the Association;
2) To administer the affairs of the Association and the Condominium property;
3) To engage the services of an agent, hereinafter sometimes called the "Managing Agent," to maintain, repair, replace, administer and operate the Condominium or any part thereof, for all the Unit Owners upon such terms and for such compensation and authority as the Board of Directors may approve;
4) To formulate policies for the administration, management and operation of the Condominium and the Common Elements;
5) To adopt rules and regulations, with written notice thereof to all Unit Owners, governing the administration, management, operation and use of the Condominium property and the Common Elements, and to amend such rules and regulations from time to time;
6) To provide for the maintenance, repair and replacement of the Common Elements and Limited Common Elements as required by the Declaration, to make payments therefore, and to approve payment vouchers or to delegate such approval to the Managing Agent;
7) To provide for the designation, hiring and removal of employees and other personnel, including accountants and attorneys, and to engage or contract for the services of others, and
8) To make purchases for the maintenance, repair, replacement, administration, management and operation of the Condominium property and the Common Elements, and to delegate any such power to the Managing Agent (or any employees of the Managing Agent);
9) To appoint committees of the Board and to delegate to such committees the Board's authority to carry out certain duties of the Board of Directors;
10) To determine the fiscal year of the Association and to change said fiscal year from time

to time.as the Board of Directors deems advisable.

11) To fix the estimated annual budgets, and to provide the manner of assessing and collecting from Unit Owners their respective shares of such estimated expenses, as hereinafter provided;
12) To borrow money in the name of the Association for the purpose of repair or restoration of Common Elements without the approval of the members of the Association;
13) To secure insurance policies required by the Declaration and in this regard, annually to review the amounts of coverage afforded by such policy or policies;
14) Unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of Unit Owners as expressed in resolutions duly adopted at an annual or special meeting of Unit Owners; and
15) To exercise all other powers and duties of Unit Owners as a group referred to in the Condominium Act, in the Declaration or these Bylaws.

a) Specifically, whenever in these Bylaws or in the Declaration the Association is given the power to take any action, it is the intention of such instruments that the Board of Directors shall act for the Association in all cases, except to the extent that it is expressly provided that action may be taken upon vote of the Unit Owners.
b) Nothing in these Bylaws shall be considered to grant to the Board of Directors, the Association, or to the officers of the Association, any powers or duties which, by law, have been delegated to the Unit Owners.

7. Officers.
   a) The executive officers of the Association shall be a President, who shall be a Director, a Vice President, who shall be a Director, a Treasurer, and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be removed by vote of the Directors at any meeting, Any person may hold two (2) or more offices except that the President shall not also be the Secretary. The Board of Directors may from time to time elect other officers to exercise such powers and duties as the Board shall find to be required to manage the affairs of the Association.
   b) The President shall be the Chief Executive Officer of the Association. He or she shall have all of the powers and duties which are usually vested in the officer of president of an association, including, but not limited to, the power to appoint committees from among the members from time to time, as he or she may, in his or her discretion, determine appropriate, to assist in the conduct of affairs of the Association.
   c) The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He or she shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.
   d) The Secretary shall keep the minutes of all proceedings of the Director and the members. He or she shall attend to the giving and serving of all notices to the members and Directors and other notices required by law. He or she shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of secretary of an association and as may be required by the Directors or the President.
   e) The Treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He or she shall keep the books of the Association in accordance with sound accounting practices and shall perform all other duties incident to the office of treasurer of an association.

8. Indemnification.

a) To the extent not covered by insurance, the Association shall indemnify, defend, and hold harmless each of its directors and officers, each member of any committee appointed pursuant to the Bylaws of the Association, the Board of Directors and the Developer, against all contractual and other liabilities to others arising out of contracts made by or other acts of such directors, Board, officers, committee members or Developer, on behalf of the Unit Owners, or arising out of their status as directors, Board, officers, committee members or Developer, unless any such contract or act shall have been made fraudulently or with gross negligence or criminal intent. It is intended that the foregoing. indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any director, officer, Board, committee member, or Developer, provided, however, that such indemnity shall not be operative with respect to any matter as to which such person shall have! been finally adjudged in such action, suit or proceeding to be liable for gross negligence or fraud in the performance of his duties as such director, officer, Board, committee member, or Developer.

b) To the extent that the Developer or a member of the Board of Directors or an officer of the Association or a member of any committee appointed pursuant to the Bylaws of the Association has been successful in the merits or otherwise in defense. of any action, suit or proceeding referred to in subparagraph (a) or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith.

c) 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 proceedings as authorized by the Board of Directors in the specific case upon receipt of an undertaking by or on behalf of the person or entity seeking such indemnification or payment in advance to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Paragraph 8.

d) The Association and the Board shall have the power to raise and the responsibility for raising, by special assessment or otherwise, any sums required to discharge its obligations under this Paragraph, provided, however, that the liability of any Unit Owner arising out of any contract made by or other acts of the directors, Board, officers, members of such committees, or Developer shall be limited to such proportion of the total liability hereunder as said Unit Owner's percentage of interest in the Common Elements, bears to the total percentage interest of all the Unit Owners in the Common Elements. Every agreement made by the directors, Board, officers, members of such committees, Developer or by the Managing Agent on behalf of the Unit Owners shall provide that the directors, Board, officers, members of such committees, Developer or the Managing Agent, as the case may be, are acting only as agents for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners), and that each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his percentage of interest in the Common Elements bears to the total percentage interest of all Unit Owners in the Common Elements. The indemnification provided by this Paragraph 8 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any statute, agreement, vote of members of the Association or disinterested members of the Board of Directors or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. Such right to indemnification shall continue as to a person or entity who has ceased to be Developer or a member of the Board of Directors, officer of the Association or a member of such committee, and shall insure to the benefit of the heirs,

executors, administrators, successors and assigns of such person or entity.

9. Assessments.

a) Assessments against the Unit Owners for their shares of the items of the budget shall be made on or before December 10 preceding the year for which the assessments are made. On or before the first day of the first month and of each succeeding month of the year covered by the annual budget, each Unit Owner shall pay, as his respective monthly assessment for the Common Expenses, one-twelfth (1/12) of said Unit Owner's proportionate share of the Common Expenses for such year as shown by the annual budget. Such proportionate share for each Unit Owner shall be in accordance with his respective ownership interest in the Common Elements as set forth on Exhibit "E" to the Declaration. The Board may determine different allocations with respect to a part of such charges whenever it appears to the Board that such an allocation would be unfair. The allocations shall be applied uniformly to all Unit Owners of like situations. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior year's assessment. No Unit Owner shall be relieved of his obligation to pay his assessment by abandoning or not using his Unit, the Common Elements, or the Limited Common Elements.

b) Notwithstanding any provision to the contrary in this Paragraph 9, Developer shall not be responsible for the payment of any assessments with respect to Units that Developer owns within the Condominium at any time.

c) Every Unit Owner who purchases, or otherwise acquires title to, a Unit, other than Developer or a mortgagee, shall make a one-time advance payment equal to a minimum of three (3) months of said Unit Owner's proportionate share of the then current annual assessment to the Association at the time of closing of the purchase of the Unit to be used by the Association as working capital to pay for such startup costs of the Association as the Board of Directors sees fit. Initial purchasers from the Developer shall also pay their share of the first year's hazard insurance premium paid by the Association based upon their percentage ownership of the Common Elements, and such payment shall be made at the closing of such sale.

d) If a Unit Owner shall be in default in the payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon written notice thereof to the Unit Owner, and thereupon the unpaid balance of the assessment shall come due upon the, date stated in the notice, bl,1t'not less than ten (10) days after delivery thereof to the Unit Owner, or not less than twenty (20) days after the mailing of such notice to the Unit Owner by registered or certified mail, whichever shall first occur.

e) If, during the course of any year, it shall appear to the Board of Directors that the annual assessment determined as aforesaid is insufficient' or inadequate to cover the estimated Common Expenses for the remainder of such year, then the Board of Directors shall prepare and approve a supplemental budget covering the estimated. deficiency for the remainder of such year, copies of which supplemental budget shall be furnished to each Unit Owner, and thereupon a supplemental assessment shall be made to each Unit Owner for its proportionate share of such supplemental budget, and such supplemental assessment shall be paid in a time and manner directed by the Board of Directors.

f) The depository of the Association shall be such bank or banks as shall be designated form time to time by the Directors and in which the money of the Association shall be deposited. Withdrawal of money from such accounts shall be only by checks signed by such persons as are authorized by the Directors. The Directors may contract with a Managing Agent to provide that the Managing Agent shall collect assessments from Unit Owners and other moneys of the Association and disburse Association funds pursuant to the terms of such contract; provided, however, all employees of the Managing Agent handling or responsible for the Association funds must be covered by fidelity insurance as set forth below in subparagraph (g). Notwithstanding the foregoing, the Managing Agent must obtain the

approval of the Board of Directors by way of resolution. or written consent to sign checks on behalf of the Association in excess of Five Thousand Dollars ($5,000.00). If there is no Managing Agent, then the signatures of two (2) officers shall be sufficient.

g) An audit of the accounts of the Association shall be made annually by a certified public accountant, and' a copy of the report shall be furnished to each member, upon written request, not later than one hundred twenty (120) days following the end of the fiscal year for which the report is made.

h) Fidelity insurance shall be required by the Board of Directors from all persons responsible for Association funds. The amount of such insurance shall be determined by the Board of Directors, but shall be at least one-fourth (1/4) of the amount of the total annual assessments against members for Common Expenses. The premiums on such insurance shall be paid by the Association. If a Managing Agent is employed, then the Managing Agent may be required to provide satisfactory evidence that all employees handling Association funds are protected by insurance naming the Association as the insured.

i) The Board of Directors shall cause to be kept detailed and accurate records in chronological order of its receipts and expenditures affecting the Common Elements, specifying and itemizing the common Expenses incurred. Payment vouchers may be approved in such manner as the Board of Directors may determine.

j) The Board shall, upon receipt of not less than ten (10) days written notice given to the Association, furnish any Unit Owner a statement of his or her accounts setting forth the amount of any unpaid assessment or other charges due and owing from such Unit Owner.

10. Rules and Regulations. All rules and regulations adopted by the Board of Directors shall be the rules and regulations of the Association unless and until rejected by a resolution adopted at a meeting of the members. The Directors shall give written notice to all members of the adoption of rules and regulations or of the amendment of any existing rule or regulation.

11. Amendments. These Bylaws may be amended 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 adopting 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 meetings to consider the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. The proposed amendment must be approved by not less sixty-seven percent (67%) of the votes of the entire membership of the Association in order to be effective. Notwithstanding the foregoing, Developer may unilaterally amend these Bylaws at any time during the Developer Control Period.

c) No amendment shall discriminate against any Unit Owner or against any Unit or class or group of Units unless the Unit Owner(s) so affected shall consent. Except as otherwise provided under the Declaration, no amendment shall change any Unit, or the share in the Common Elements appurtenant to it, increase the Unit Owner's share of the Common Expenses, or change the voting rights of members, unless the record owner of the Unit concerned and all record owners of liens thereon shall approve such amendment in writing.

d) A copy of each amendment shall be certified by the President and Secretary of the Association as having been duly adopted and shall be effective upon its recording in the Register's Office for Davidson County, Tennessee.

12. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings when not in conflict with the Declaration, the Charter or these Bylaws.

13. Definition of Terms. The terms used in these Bylaws, to the extent they are defined therein, shall have the same definition as set forth in the Declaration. The term "member" as used in these Bylaws, means "Unit Owner" as defined in the Declaration.

14. Compliance with Statute. These Bylaws are intended to comply with the requirements of the Tennessee Condominium Act of 2008, Chapter 27 or Title 66, Tennessee Code Annotated, as it may be amended form time to time. In case any of these Bylaws conflict with the provisions of said statute, it is hereby agreed and accepted that the provisions of the statute will apply.

[SIGNATURE PAGE TO FOLLOW)

The foregoing Bylaws are hereby adopted as the Bylaws of THE VALENTINO CONDOMINIUM OWNERS ASSOCIATION, INC. by the undersigned as of this the 15th day of August, 2013.

FIRST PLACE DEVELOPMENT, LLC
BY THE STS FAMILY TRUST U/A/D JULY 31, 2007



Lyn E. Sohr, Trustee

EXHIBIT "D"

Warranty Deed

	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $_____. _____ Affiant Subscribed and sworn to before me, this the ___ day of _____, 20__. _____ Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, _____, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO _____, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

[Legal Description]

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, **[a lien not yet due and payable.]**

This is improved property known as _____.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ___ day of _____, 20__.

_____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ___ day of _____, 20__.

_____
Notary Public

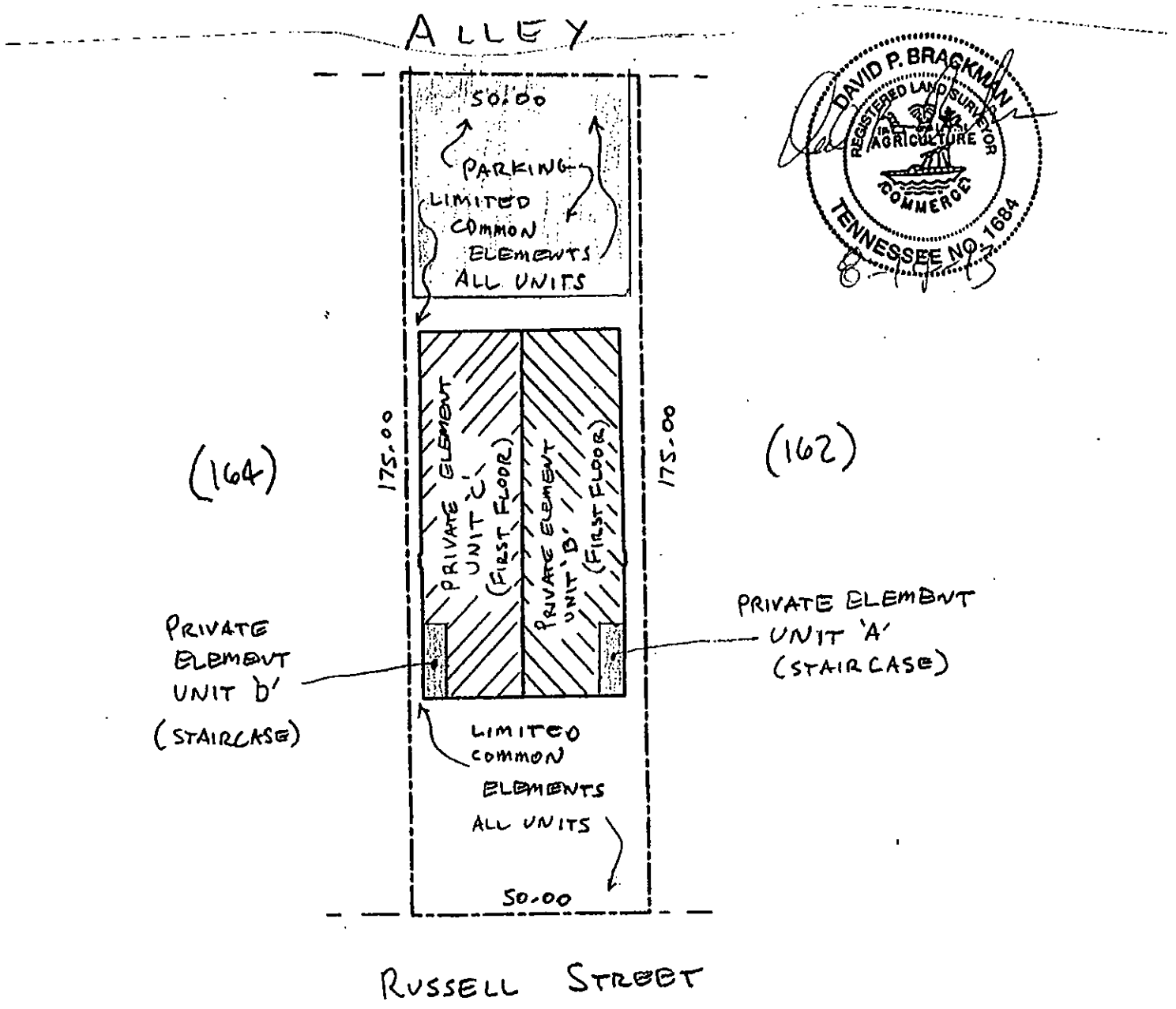
My Commission Expires: _____

EXHIBIT "E"

SITE PLAN EXHIBITS

EXHIBIT

HORIZONTAL PROPERTY REGIME
940 RUSSELL STREET TOWN HOMES



DAVID P. BRACKMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1684

ORIGINAL PARENT PARCEL MAP 82-16 PARCEL 163

UNIT NO.	STREET ADDRESS	MAP/PARCEL
A	940 A RUSSELL STREET	
D	940 D RUSSELL STREET	
COMMON AREA		

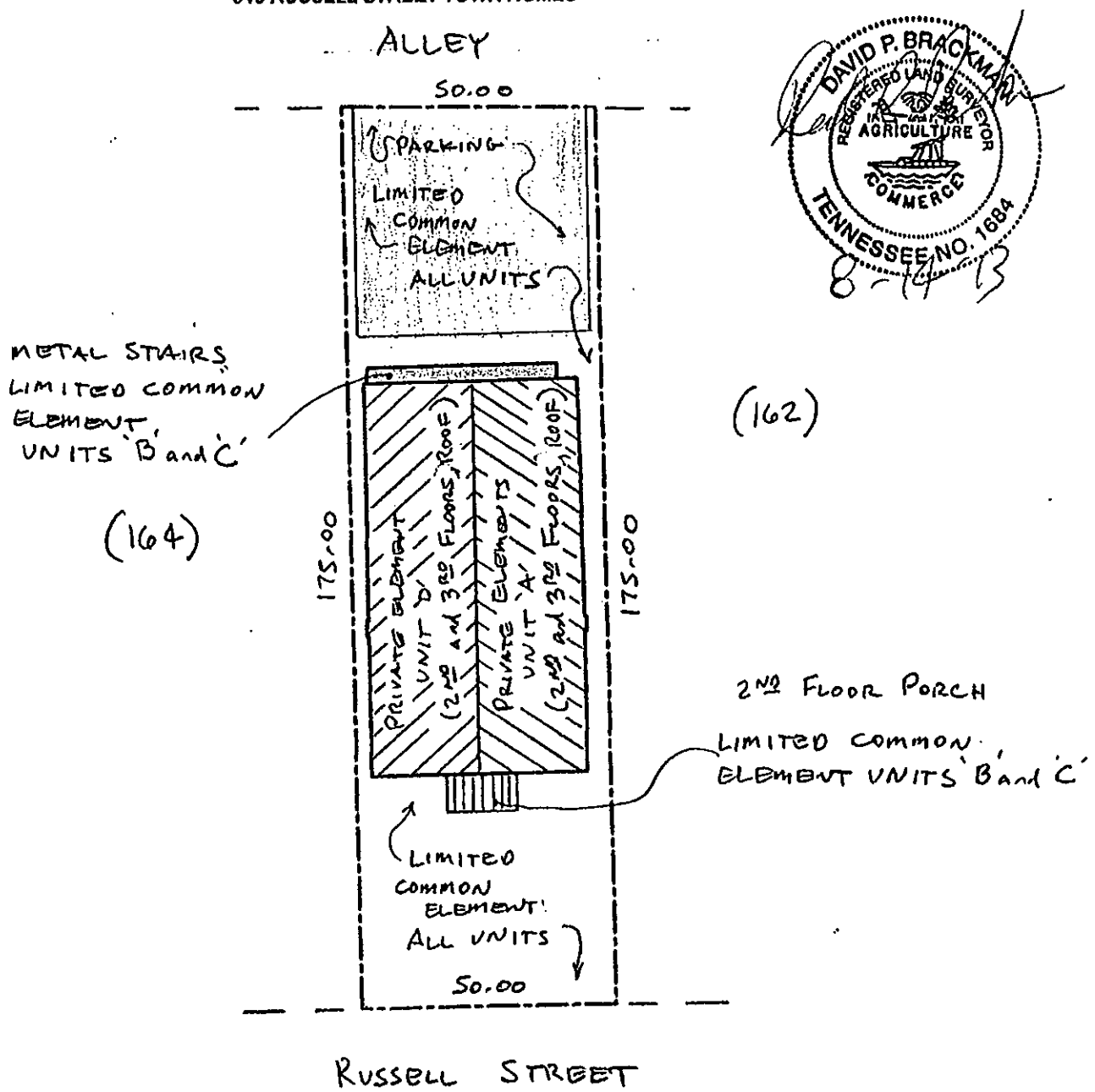
BRACKMAN LAND SURVEYING
1707 Gale Lane
Nashville, TN 37212
PH (615) 476-8107
FAX (615) 298-2605
Email: dbrack@bellsouth.net

DATE: AUGUST 14, 2013

FILE NO. 13-117

EXHIBIT

HORIZONTAL PROPERTY REGIME
940 RUSSELL STREET TOWN HOMES



DAVID P. BRACKMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1684

ORIGINAL PARENT PARCEL MAP 82-16 PARCEL 163

UNIT NO.	STREET ADDRESS	MAP/PARCEL
B	940 B RUSSELL STREET	
C	940 C RUSSELL STREET	
COMMON AREA		

BRACKMAN LAND SURVEYING
1707 Gale Lane
Nashville, TN 37212
PH (615) 476-8107
FAX (615) 298-2605
Email: dbrack@bellsouth.net

DATE: AUGUST 14, 2013

FILE NO. 13-117

EXHIBIT "F"

ALLOCATION OF OWNERSHIP INTERESTS IN
COMMON ELEMENTS AND VOTES

Unit Number		% Ownership of Comnon Elements		Number of Votes per Unit
A		29.55%		1
B		20.45%		1
C		20.45%		1
D		29.55%		1
Totals:		100%		4