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This Instrument Prepared By:

Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201

DECLARATION OF EASTWOOD VILLAGE CONDOMINIUM

EASTWOOD VILLAGE TN, LLC, a Tennessee limited liability company, ("Declarant"), owns the real property described in Exhibit A of this Declaration. By recording this Declaration, Declarant submits the Property described in Exhibit A to the provisions of the Tennessee Condominium Act of 2008, codified in Tennessee Code Annotated §66-27-201 et seq. (the "Act") for the purpose of creating Eastwood Village Condominium effective as of the 3rd day of February, 2021 (the "Effective Date").

Declarant declares that the Property described in Exhibit A will be held, transferred, sold, conveyed, leased, occupied, used, insured, and encumbered subject to the terms, covenants, conditions, restrictions, and easements of this Declaration, including Declarant's representations and reservations in the attached Exhibit E, which run with the real property and bind all parties having or acquiring any right, title, or interest in the Property, their heirs, successors, and assigns, and inure to the benefit of Declarant and each Unit Owner.

ARTICLE 1
DEFINITIONS

Unless defined otherwise in this Declaration, words and phrases defined in the Act have the same meaning when used in this Declaration. The following words and phrases, whether or not capitalized, have specified meanings when used in the Documents, unless a different meaning is apparent from the context in which the word or phrase is used.

1.1 "Areas of Common Responsibility" means those portions of Units that are designated from time to time by the Association to be maintained, repaired, and replaced by the Association, as a common expense, as if the portions were common elements.

1.2 "Assessment" means any charge levied against a Unit, Unit Owner or Occupant by the Association, pursuant to the Documents and the Act, including but not limited to Common Expense Assessments, Special Assessments, Individual Assessments, and Deficiency Assessments, as defined in Article 5 of this Declaration.

1.3 "Association" shall mean and refer to East Village Owners' Association, Inc., a Tennessee non-profit corporation, its successors and assigns, which Association shall administer the operation and management of the Property.

1.4 "Board" or "Board of Directors" shall mean and refer to the governing body of the Association.

1.5 "Bylaws" means the bylaws of the Association, a copy of which is attached hereto as Exhibit G, as same may be amended from time to time.

1.6 "Common Elements" means and includes all the Property described on Exhibit A and all improvements located thereon. All Common Elements are "General Common Elements" except if such Common Elements have been allocated as "Limited Common Elements" by this Declaration for the exclusive use of one or more, but less than all of the Units.

1.7 "Common Expense" means the aggregate cost and expense of operating and maintaining the Common Elements and other assessments deemed a common expense by the Association.

1.8 "Declarant Control Period" means that period of time beginning the date this Declaration is recorded, during which Declarant controls the operation and management of the Association, pursuant to Exhibit E of this Declaration.

1.9 "Declaration" means this document, as it may be amended from time to time.

1.10 "Development Rights" means the rights reserved by Declarant under Exhibit E of this Declaration to create Units, Common Elements, and Limited Common Elements within the Property.

1.11 "Documents" means, singly or collectively as the case may be, this Declaration, the Plat and Plans recorded pursuant to the Act, the Bylaws, the Association's Chapter and Bylaws, and the Rules of the Association, as any of these may be amended from time to time, and all other instruments of record affecting the title to the Property. An exhibit, schedule, or certification accompanying a Document is part of that Document.

1.12 "Joint Common Expense" means aggregate Common Expense for Eastwood Cottages and Eastwood Village Condominium.

1.13 "Limited Common Elements", if any, mean those portions of the Property reserved for the exclusive use of one or more Unit Owners to the exclusion of other Unit Owners. Limited Common Elements maybe designated as "LCE", "Limited Common Elements" or "Limited Common Areas" on Exhibit D attached hereto.

1.14 "Majority" means more than half.

1.15 "Member" means a member of the Association, each being a Unit Owner, unless the context indicates that member means a member of the Board or a member of a committee of the Association.

1.16 "Mortgagee" means a holder, insurer, or guarantor of a recorded deed of trust lien against a Unit securing a loan made for the purpose of constructing, purchasing or improving or otherwise financing a Unit.

1.17 "Occupant" means a person or persons in possession of a Unit, regardless of whether the person owns the Unit.

1.18 "Officer" means an officer of the Association.

1.19 "Plat" means the plat or survey of the Property submitted pursuant to the provisions of the Act which Plat is attached hereto as Exhibit D, as hereafter amended.

1.20 "Property" means all the land described in Exhibit A of this Declaration and all improvements, easements, rights, and appurtenances to the land.

1.21 "Regime" means the Property, Units, General Common Elements, and Limited Common Elements that comprise the condominium regime established under this Declaration.

1.22 "Rules" means any rules and regulations adopted by the Board in accordance with the Documents or the Act.

1.23 "Super Majority" means more than seventy-five (75%) percent of the votes of the Association entitled to vote.

1.24 "Unit" means a physical portion of the Regime designated for separate ownership or occupancy, the boundaries for which are described in Article 3 and are shown on the Plat and Plans attached hereto as Exhibit D. Each Unit shall include both the portions of the building so described and the air space so encompassed, excepting the Common Elements. In interpreting deeds, mortgages, deeds of trust, and other instruments, the existing physical boundaries of the Unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries, regardless of settling, rising, or lateral movement of the building and regardless of variances between boundaries shown on the Plat and those of the building. The individual ownership of each Unit space herein defined shall further include the interior construction, attic (if any), partitions, appliances, fixtures, and improvements which are intended to exclusively serve such Unit space, such as interior room walls, floor coverings or finish, closets, cabinets, shelving, individual bathroom and kitchen fixtures, plumbing and appliances, individual lighting and electrical fixtures and other separate items or chattels belonging exclusively to such Unit, any of which may be removed, replaced, disposed of, or otherwise treated without affecting the use or enjoyment of any other Unit space or ownership. None of the land in this Regime on which any Unit space or porch space is located shall be separately owned, as all land in this Regime shall constitute part of the "Common Elements" of the Regime.

1.25 "Unit Owner" means a holder of recorded fee simple title to a Unit. Declarant is the initial Owner of all Units. Every Owner is a member of the Association.

ARTICLE 2
NAME, LOCATION, AND DESCRIPTION

2.1 **Property Name.** The name of the Property is Eastwood Village Condominium.

2.2 **Association Name and Type.** The name of the Association is Eastwood Village Owners' Association, Inc., a Tennessee non-profit corporation.

2.3 **Property Location.** The Property is located entirely in Metropolitan Nashville, Davidson County, Tennessee.

2.4 **Adjacent Land Use.** Declarant makes no representations of any kind as to current or future uses, actual or permitted, of any land that is adjacent to or near the Property.

2.5 **Property Description.** The Property is located on land described in Exhibit A to this Declaration.

2.6 **Subject To Documents.** The Property is held, transferred, sold, conveyed, leased, occupied, used, insured and encumbered subject to the terms, covenants, conditions, restrictions, and easements of this Declaration and of the other Documents, which run with the Property, bind all parties having or acquiring any right, title, or interest in the Property, their heirs, successors, and assigns, and inure to the benefit of each Unit Owner and Occupant.

2.7 **Merger.** Merger or consolidation of the Association with another association must be evidenced by an amendment to this Declaration. The amendment must be approved by Unit Owners representing at least two-thirds (2/3) of the total allocated votes and recorded in the Office for the Davidson County Register of Deeds. Upon merger or consolidation of the Association with another association, the Property, rights, and obligations of another association may, by operation of law, be added to the properties, rights, and obligations of the Association as a surviving corporation pursuant to the merger. The surviving or consolidated association may administer the provisions of the Documents within the Property, together with the covenants and restrictions established upon any other Property under its jurisdiction. No merger or consolidation, however, will affect a revocation, change, or addition to the covenants established by this Declaration within the Property.

ARTICLE 3
UNIT BOUNDARIES; COMMON ELEMENTS; LIMITED COMMON ELEMENTS; AND NUMBER OF UNITS

3.1 **Unit Boundaries.** The boundaries and identifying number of each Unit are shown on the Plat and Plans attached within Exhibit D. The boundaries are further described as follows:

3.1.1 **Lower Horizontal Boundary**: The top surface of the floor is the lower horizontal boundary of any Unit.

3.1.2 **Upper Horizontal Boundary**: The inside surface of the ceiling is the upper horizontal boundary of any Unit, plus any additional overhead areas and equipment and other items described as being part of a Unit specified in section 3.1.5 below.

3.1.3 **Vertical Perimeter Boundaries - Interior Walls**: The inside surface of all exterior and interior walls, other than party walls, is the vertical boundary of such walls to a Unit, plus any additional areas and equipment described as being part of a Unit specified in Section 3.1.5 below.

3.1.4 **Vertical Perimeter Boundaries - Party Walls**: On party walls, or walls between two Units, the vertical boundaries of the Unit walls are the planes defined by the party wall. The Unit on each side of a party wall extends to the middle of the party wall.

3.1.5 **What the Unit Includes**: Each Unit includes the spaces, interior partitions and other fixtures and improvements, such as lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint finished flooring and other materials constituting any part of the finished surfaces, within the above-described vertical and horizontal boundaries, including the attached overhead attic area, if any. Each Unit also includes the following improvements and equipment serving the Unit exclusively, whether located inside or outside the Unit, whether or not attached to or contiguous with the Unit: space heaters or furnace, water heaters, air conditioners (and the concrete pad on which the exterior Unit may sit), utility meters, fuse boxes, electrical switches, wiring, pipes, ducts, conduits, smoke detectors, security systems, television antenna, lighting fixtures, telephone and electrical receptacles, and skylights.

3.1.6 **Exclusions**: Except as specifically included above, each Unit excludes the spaces and improvements lying outside of the vertical and horizontal boundaries. Each Unit also excludes any chute, pipe, flue, duct, wire, or conduit running through a Unit for the purpose of furnishing utility and similar services to other Units and Common Elements or both. Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, and all exterior doors and windows or other fixtures designed to serve a single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit.

3.1.7 **Inconsistency with Plans**: If this Section is inconsistent with the Plat, then this Section will control.

3.1.8 **Size of Unit**. Exhibit D contains the sizes of each Unit in the Property. These calculations shall be deemed final for all purposes and shall not be subject to challenge regardless of subsequent re-measurement or claim of error in calculation. Declarant does not warrant, represent, or guarantee that any Unit actually contains the area, square footage, or dimensions as set forth in this Declaration. Each Purchaser and Unit Owner of a Unit, or

interest therein, has had or will have full opportunity, and is under a duty, to inspect and examine the Unit prior to the purchase thereof, and by taking title to the Unit agrees that the Unit is purchased as is. Each purchaser of a Unit hereby expressly waives any claim or demand that he may have against the Declarant or other seller of such Unit on account of any difference, shortage, or discrepancy between the Unit as actually and physically existing and as it is shown on Exhibit D.

3.2 **Initial Designations of Limited Common Elements.** The following portions of the Common Elements are Limited Common Elements assigned to the Units as stated:

3.2.1 **Shown on Plat and Plans.** Portions of the Common Elements may be allocated as Limited Common Elements on the Plat, attached hereto as Exhibit D, by use of "LCE", "Limited Common Elements," or "Limited Common Areas" and the identifying number of the Unit to which the Limited Common Element is appurtenant, or by use of another method of designation.

3.2.2 **Appurtenant Areas.** Only to the extent they are not part of the Unit, the porches, patios, decks, and similar appurtenant structures, which are intended for the sole and exclusive use of the Unit to which the area is appurtenant are deemed Limited Common Elements, whether or not the area is so designated on the Plats and Plans. If the boundaries of any porch, patio, deck, or similar appurtenant structure change, with the Board's approval, the altered boundaries of the porch, patio, deck, or similar appurtenant structure are the boundaries of the Limited Common Element.

3.4 **Subsequent Allocation of Limited Common Elements.** A Common Element not allocated by this Declaration as a Limited Common Element may be so allocated only pursuant to the provisions of this Article. Declarant reserves the right, under Section 3 of Exhibit E of this Declaration, to create, alter, or delete Limited Common Elements within the Property.

3.5 **Reallocation of Limited Common Elements.** A Limited Common Element may not be reallocated except by the Declarant as set forth in Section 3.4 or by amendment. A reallocating amendment, other than one made by the Declarant, requires the approval of all Owners and Mortgagees of Units whose interests are to be allocated or reallocated. The parties executing the amendment will provide an executed copy of the amendment to the Association, which will record it, provided that the amendment complies with the provisions of this Declaration and the Act. The amendment must contain words of conveyance and must be recorded and indexed in the names of the parties and the Property. The amendment will specify which Units are subject to the reallocation. The parties executing the amendment are responsible for the preparation of the amendment and will reimburse the Association for its reasonable attorneys' fees in connection with review and recording of the amendment.

3.6 **Number of Units.** The Regime initially consists of three (3) Units. During the Development Period, Declarant, as permitted in Exhibit E, has reserved the right to create up to a total of three (3) Units. To add additional Units to the Regime, Declarant shall

prepare, execute, and record an amendment to this Declaration and the Plat and Plans which amendment will: (i) assign an identifying number to each new Unit; (ii) reallocate the Common Interest Allocation among all Units then existing within the Regime; (iii) describe any Limited Common Elements created or designated to each new Unit; and (iv) with respect to new Units, include the information required by Tennessee Code Annotated Section 66-27-310.

ARTICLE 4
ALLOCATED INTERESTS

4.1 **Allocation of Interests.** The table showing the identifying number and allocated interests of each Unit is attached as Exhibit C. The interests have been allocated in accordance with the formula set out in this Article. The same formula is to be used in reallocating interests if Units are subdivided, subtracted or added to the Property. The date on which the amendment changing the number of Units is recorded in the Register's Office for Davidson County, Tennessee is the effective date for assigning allocated interests to those Units. The interests allocated to each Unit are calculated by the following formulas specified in Sections 4.2, 4.3 and 4.4 below.

4.2 **Common Element Interests.** The share of undivided interest in the Common Elements allocated to each Unit shall be fixed as shown in Exhibit C.

4.3 **Common Expense Liabilities.** The Common Expenses of the Property shall be shared by the Unit Owners in proportion to their Common Element interests.

4.4. **Votes.** The total number of votes on matters coming before the Association equals three (3). Each Unit shall have one vote.

ARTICLE 5
COVENANT FOR ASSESSMENTS

5.1 **Purpose of Assessments.** The Association will use Assessments for the general purpose of preserving and enhancing the Property, and promoting the common benefit and enjoyment of Unit Owners and Occupants, including but not limited to maintenance of real and personal property, management and operation of the Association, and any expense reasonably related to the purposes for which the Property was developed. If made in good faith, the Board's decision with respect to the use of Assessments is final.

5.2 **Personal Obligation.** A Unit Owner is obligated to pay Assessments levied by the Board against the Unit Owner and such Unit Owner's Unit. Payments are made to the Association at its principal office or at any other place the Board directs. Payments must be made in full regardless of whether a Unit Owner has a dispute with the Association, an Occupant, another Unit Owner, or any other person or entity regarding any matter to which the Declaration pertains. No Unit Owner may be exempt from Assessment liability by waiver of the use or enjoyment of the Common Elements or by abandonment of a Unit. A Unit Owner's obligation is not subject to offset by the Unit Owner. Payment of Assessments

is both a continuing affirmative covenant personal to the Unit Owner and a continuing covenant running with the Unit.

5.3 **Types of Assessments.** There are four (4) types of Assessments: Common Expense, Special, Individual, and Deficiency.

5.4 **Assessments.**

5.4.1. **Purpose of Common Expense Assessments.** Common Expense Assessments are used for Common Expenses related to the recurring, periodic, and anticipated responsibilities of the Association, including but not limited to:

a. Maintenance, repair, and replacement, as necessary, of the Common Elements, and improvements, equipment, signage, and Property owned by the Association.

b. Maintenance, repair, and replacement, as necessary, of the Areas of Common Responsibility.

c. Utilities billed to the Association.

d. Services billed to the Association and serving all Units.

e. Taxes on property owned by the Association.

f. Management, legal, accounting, auditing, and professional fees for services to the Association.

g. Costs of operating the Association, such as telephone, postage, office supplies, printing, meeting expenses, and educational opportunities of benefit to the Association.

h. Insurance premiums and deductibles.

i. Contributions to the reserve funds.

j. Any other expense which the Association is required by law or the Documents to pay, or which in the opinion of the Board is necessary or proper for maintenance of the Property, operation of the Association, or enforcement of the Documents.

5.4.2 **Annual Budget.** After a Common Expense Assessment, the Board must make such assessments at least annually, based on a budget adopted at least annually by the Board. The budget will take into account the estimated income and Common Expenses for the year, contributions to reserve funds, and a projection for uncollected receivables. The Board will make the budget or its summary available to all Unit Owners, although failure to receive a budget or summary does not affect a Unit Owner's liability for Assessments. The Board will

provide copies of the detailed budget to Unit Owners who make written request and pay a reasonable copy charge.

5.4.3 **Basis of Common Expense Assessments.** Common Assessments will be based on the annual budget, minus estimated income from sources other than Common Assessments. Each Unit and Unit Owner will be liable for its allocated proportionate share of the annual budget. If the Board does not approve an annual budget or fails to determine new Common Assessments for any year, or delays in doing so, Unit Owners will continue to pay the Common Assessment as last determined.

5.4.4 **Supplemental Increases.** If during the course of a year the Board determines that Common Expense Assessments are insufficient to cover the estimated Common Expenses for the remainder of the year, the Board may increase Common Expense Assessments for the remainder of the year in an amount that covers the estimated deficiency.

5.5 **Special Assessments.** In addition to Common Expense Assessments, the Board may levy one or more Special Assessments against all Units for the purpose of defraying, in whole or in part, Common Expenses not anticipated by the annual budget or reserve funds.

5.6 **Individual Assessments.** In addition to Common Expense Assessments and Special Assessments, the Board may levy an Individual Assessment against a Unit and its Unit Owner. Individual Assessments may include, but are not limited to, interest, late charges, and collection costs on delinquent Assessments; reimbursement for costs incurred in bringing a Unit Owner or the Unit into compliance with the Documents; fines for violations of the Documents; costs of insurance assessed in proportion to risk associated with a Unit; insurance deductibles related to losses attributable to the willful or negligent acts of a Unit Owner or its Occupants; proportionate costs of utilities serving the Units according to each Unit's usage; reimbursement for damage or waste caused by willful or negligent acts; Common Expenses that benefit fewer than all of the Units, which may be assessed according to benefit received; and "pass through" expenses for services to Units provided through the Association and which are equitably paid by each Unit according to benefit received. Individual Assessments may also include any costs, tax or governmental charge or levies, or any other additional expense to the Association due to a Unit's commercial nature. Assessments to pay any judgment against the Association pursuant to Tennessee Code Annotated Section 66-27-416(a) may be made only against the Units in the Regime at the time the judgment was entered, in proportion to their Common Expense allocations. Common Expenses associated with the maintenance, repair or replacement of a Limited Common Element may be assessed against any Unit to which that Limited Common Element is assigned, equally, or in any such other proportion as this Declaration provides. If such Common Expenses are reallocated as between Unit Owners, Common Expense Assessments and any installment not yet due shall be recalculated in accordance with the reallocated Common Expense liabilities.

5.7 **Deficiency Assessments.** The Board may levy a Deficiency Assessment against all Units for the purpose of defraying, in whole or in part, the cost of repair or

restoration of one or more Units if insurance proceeds or condemnation awards prove insufficient.

5.8 **Control for Assessment Increases.** At least thirty (30) days prior to the effective date of a Special Assessment or increase in Common Expense Assessments, the Board will notify Unit Owners affected thereby of the amount of the budgetary basis for, and the proposed effective date of the Special or increased Common Expense Assessment. The Special Assessment or increase in Common Expense Assessments will automatically become effective unless Unit Owners representing at least a Majority of the votes in the Association disapprove the Special Assessment or increase in Common Expense Assessment by petition or at a meeting of the Association. In that event, the last-approved budget will continue in effect until a revised budget is approved.

5.9 **Reserve Funds.** The Association will establish, maintain, and accumulate reserves for operations and for replacement and repair. The Association will budget for reserves and use reasonable efforts to fund reserves out of Common Expense Assessments.

5.9.1 **Operations Reserves.** The Association will maintain operations reserves at a level sufficient to cover the cost of operational or maintenance emergencies or contingencies, including the full amount of deductibles on insurance policies maintained by the Association.

5.9.2 **Replacement and Repair Reserves.** The Association will maintain replacement and repair reserves at a level that anticipates the scheduled replacement or major repair of components of the Common Elements and Areas of Common Responsibility.

5.10 **Association's Right to Borrow Money.** The Association is granted the right to borrow money, subject to the consent of Unit Owners representing at least a Majority of votes in the Association and the ability of the Association to repay the borrowed funds from Assessments. To assist its ability to borrow, the Association is granted the right to encumber any of its real or personal property, and the right to assign its right to future income, as security for money borrowed or debts incurred.

ARTICLE 6
ASSESSMENT LIEN

6.1 **Assessment Lien.** Each Unit Owner by accepting an interest in or title to a Unit, whether or not it is so expressed in the instrument of conveyance, covenants and agrees to pay Assessments to the Association. Pursuant to Tennessee Code Annotated Section 66-27-415(d), recording of this Declaration constitutes record notice and perfection of the lien that the Association has on a Unit for any Assessment levied against that Unit or fines imposed against the Unit Owner from the time the Assessment or fine becomes due, which lien may be foreclosed, at the option of the Board, by judicial action.

6.2 **Superiority of Assessment Lien.** The Assessment lien is superior to all other liens and encumbrances on a Unit, except only for (a) liens for real estate taxes and other

governmental assessments or charges against the Unit, and (b) a first mortgage or deed of trust on the Unit recorded before the date on which the delinquent Assessment became due. The Assessment lien is also prior to mortgages and deeds of trust described in this subsection 6.2 (b) to the extent of the Common Expense Assessments based on the periodic budget adopted by the Association pursuant to Article 5 above and Tennessee Code Annotated Section 66-27-414(a) which would have become due in the absence of acceleration during the six (6) months immediately preceding institution of an action to enforce the lien. Provided however, such lien shall not have the priority provided for in the immediately preceding sentence over the mortgages and deeds of trust described in subsection 6.2(b) above in the event that the Unit Owner of the Unit or the holder of any first mortgage or deed of trust on such Unit has notified the Association in writing of the holder's name and address and identity of the Unit upon which it holds a first mortgage or deed of trust and the Association has failed, within thirty (30) days of the date six (6) months of Common Expense Assessments due from such Unit became delinquent, to give written notice of such delinquency to the holder of the first mortgage or deed of trust at the address provided by such holder.

This subsection 6.2 shall not affect the priority of mechanics' or materialmen's liens. The lien under this subsection is not subject to the statutory or other right of redemption, homestead, or any other exemption.

6.3 **Effect of Mortgagee's Foreclosure.** A Mortgagee's foreclosure of its deed of trust lien extinguishes the Association's claim against the Unit for unpaid Assessments that became due before the sale (except for Assessments which became due prior to the recordation of such mortgage) but does not extinguish the Association's claim against the former Unit Owner. The purchaser at the Mortgagee's foreclosure sale is liable for assessments coming due from and after the date of the sale. In addition, to the extent not collected from the former Unit Owner, the unpaid assessments shall be deemed to be a common expense collectible from all of the Units including the Unit acquired by or from the Mortgagee.

6.4 **Notice and Release of Notice.** To evidence the Assessment lien, the Board may, but is not required to, cause a written notice of the lien to be recorded in the Register's Office for Davidson County, Tennessee. After the debt for which the notice was recorded has been cured, the Association may record a release of the notice or a "notice of payment" that any delinquent obligation has been paid or satisfied. The Association may require reimbursement of its costs of preparing and recording the notices before granting the release of notice of payment. However, upon written request, the Association shall furnish to an Owner or to any Mortgagee, or their respective authorized agents, a written statement setting forth the amount of unpaid assessments against the Unit. Such statement must be furnished within seven (7) days after receipt of the request and is binding on the Association.

6.5 **Foreclosure of Lien.** The Assessment lien may be enforced by judicial foreclosure or by deed-in-lieu of foreclosure. In any foreclosure, the Owner is required to pay the Association's costs and expenses for the proceedings, including reasonable attorneys' fees. The Association has the power to bid on the Unit at foreclosure sale and to acquire,

hold, lease, mortgage, and convey same. In the event that the Assessment lien is foreclosed in like manner as a deed of trust, the Association must give notice of such action to the Owner and to all lienholders of record prior to the first publication of notice as required by Tennessee law and such notice must comply with Tennessee Code Annotated Section 66-27-417.

6.6 **Deed in Lieu of Foreclosure.** The Association may accept a deed in lieu of foreclosure.

ARTICLE 7
EFFECT OF NONPAYMENT OF ASSESSMENTS

7.1 **Delinquent Assessments.** An Assessment is delinquent if the Association does not receive payment in full by the Assessment's due date. The Board is responsible for taking action to collect delinquent Assessments. Neither the Board nor the Association, however, is liable to a Unit Owner, Occupant or other person for its failure or inability to collect or attempt to collect an Assessment. The remedies set forth herein are in addition to and not in substitution for all other rights and remedies which the Association has under this Declaration, at law, or at equity.

7.2 **Interest.** Delinquent Assessments are subject to interest from the due date until paid, at a rate to be determined by the Board from time to time, not to exceed the maximum effective rate of interest as determined by the Department of Financial Institutions, as provided by Tennessee Code Annotated Section 66-27-414(b). If the Board fails to establish a rate, the rate is ten percent (10%) per annum, or at the maximum rate allowed by law, whichever is less. Interest is an Individual Assessment.

7.3 **Late Fees.** Delinquent Assessments are subject to a late fee at a rate of ten (10%) percent of the delinquent amount. Late fees are an Individual Assessment.

7.4 **Collection Expenses.** A Unit Owner of a Unit against which Assessments are delinquent is liable to the Association for reimbursement of reasonable costs incurred by the Association to collect the delinquent Assessments, including attorneys' fees and processing fees charged by any third party manager. Collection costs are an Individual Assessment.

7.5 **Acceleration.** If a Unit Owner defaults in paying an Assessment that is payable in installments, the Board may accelerate the remaining installments on ten (10) days' written notice to the defaulting Unit Owner. The entire unpaid balance of the Assessment becomes due on the date stated in the notice.

7.6 **Suspension of Use and Vote.** If a Unit Owner's account has been delinquent for thirty (30) days, the Board may suspend the right of such Unit Owner and Occupants of such Unit to use Common Elements and common services during the period of delinquency. Common services include master-metered or sub-metered utilities serving the Unit. The Board may not suspend a Unit Owner or Occupant's right of access to the Unit. The Board

may suspend the right to vote appurtenant to the Unit. Suspension does not constitute a waiver or discharge of the Unit Owner's obligation to pay assessments.

7.7 **Money Judgment.** The Association may file suit seeking a money judgment against a Unit Owner delinquent in the payment of Assessments, without foreclosing or waiving the Association lien for Assessments.

7.8 **Notice to Mortgagee.** The Board may notify and communicate with any Mortgagee regarding the Unit Owner's default in payment of Assessments.

7.9 **Application of Payments.** The Board may refuse to accept partial payment, i.e., less than the full amount due and payable. The Board may also refuse to accept payments to which the payer attaches conditions or directions contrary to the Board's policy for applying payments. The Association's endorsement and deposit of a payment does not constitute acceptance. Instead, acceptance by the Association occurs when the Association posts the payment to the Unit account.

ARTICLE 8
MAINTENANCE AND REPAIR OBLIGATIONS

8.1 **Association Maintains.** The Association's maintenance obligations will be discharged when and how the Board deems appropriate. The Association shall maintain, repair and replace the below, as a Common Expense:

a. All Common Elements, including, but not limited to, the outside surface and structural integrity of exterior walls, sidewalks, landscaping, mailboxes, outdoor trash containers, building identification signs, monument signage, handicap signage and screening fences.

b. Any exterior light fixtures served by the Association's electrical meter.

c. The Areas of Common Responsibility.

8.2 **Areas of Common Responsibility.** The Association has the right, but not the duty, to designate Areas of Common Responsibility to be maintained, repaired, and replaced by the Association as a Common Expense. Additions, deletions, or changes in designation must be approved by Unit Owners representing at least a Majority of the votes in the Association, published and distributed to a Unit Owner of each Unit and reflected in the Association's annual budget and reserve funds. Any designation applies to every Unit having the designated feature, Unless Unit Owners representing a Majority of the votes in the Association decide otherwise, the cost of maintaining the Areas of Common Responsibility will be added to the annual budget and assessed against all Units as a Regular Assessment. The Association will maintain at all times a dated list of the Areas of Common Responsibility for the distribution to Unit Owners and prospective purchasers. The initial designation of the Areas of Common Responsibility is attached hereto as Exhibit F.

8.3 **Eastwood Cottages Joint Development and Management.** Eastwood Village Condominium is being developed, and will be managed, jointly with an adjacent residential development known as Eastwood Cottages, a horizontal property regime with private elements. The roadways, parking areas, sidewalks, green space, and water detention areas shown on the Plat of Eastwood Village Condominium as Common Elements and on the Plat of Eastwood Cottages as Common Elements will be used jointly by Eastwood Cottages and Eastwood Village Condominium for their mutual benefit. The costs of maintenance, operation, and repair of such Common Elements will be shared and paid jointly by the Unit Owners of Eastwood Cottages and Eastwood Village Condominium in accordance with the provisions set forth herein and in the Declaration of Covenants, Conditions, and Restrictions for Eastwood Cottages executed simultaneously herewith.

Management of the Common Elements of the both Eastwood Cottages and Eastwood Village Condominium shall be administered by the Board of Directors of Eastwood Village Condominium and its owners' association, Eastwood Village Owners' Association, Inc., for the mutual benefit and best interests of both Eastwood Cottages and Eastwood Village Condominium. A joint management agreement for management of both developments shall be entered into between both Eastwood Cottages Townhouse Corporation and Eastwood Village Owners' Association, Inc. (collectively the "Associations") with a professional management company. The terms and provisions of the management agreement with the professional management company for both Eastwood Cottages and Eastwood Village Condominium shall be negotiated and determined by the Board of Directors of Eastwood Village Owners' Association, Inc.

The Joint Common Expenses of the administration, operation, maintenance, replacement, and repair of the Common Elements of both Eastwood Cottages and Eastwood Village Condominium shall be paid as Common Expenses fifty percent (50%) by the Unit Owners of Eastwood Cottages, and fifty percent (50%) by the Unit Owners of Eastwood Village Condominium and shall be assessed as Common Expenses against the Units of each such development by their respective Associations. The amount of the total assessment for the Joint Common Expense shall be determined by the Board of Directors for Eastwood Village Owners' Association, Inc. and such amount shall be binding upon and charged as assessments against Units and Unit Owners of both Eastwood Cottages and Eastwood Village Condominium in the allocations set forth herein.

Notwithstanding anything herein to the contrary the following provisions shall control and be given effect in all actions of the Board of Directors of both Associations and in management of the two developments;

a. Mutual easements for reasonable use of the Common Elements shown on the Plat of Eastwood Cottages and the Plat of Eastwood Village Condominium are hereby granted to Unit Owners of both developments, subject to requirements, rules, and regulations reasonable established from time to time by the Board of Directors of Eastwood Village Owners' Association, Inc. This includes the use of the roadways, parking areas, sidewalks, storm water detention areas, and greenspace shown on the two Plats.

b. Two parking spaces shall be allocated for use by each of the following residential Units of Eastwood Cottage: 500, 502, 504, 506, 508, 510, and 515, subject to the reallocations in accordance with the provisions hereof. The balance of the parking spaces may be used by Unit Owners, employees, and visitors for the commercial Units of Eastwood Village Condominium.

8.4 **Unit Owner's Responsibility.** Every Unit Owner has the following responsibilities and obligations for the maintenance, repair, and replacement of the Property:

a. To maintain, repair, and replace the Unit Owner's Unit, except any components designated as Areas of Common Responsibility, including any Limited Common Elements assigned to such Unit. Any portion of the Unit which is visible from the exterior of the building shall be kept in a neat, clean, orderly and attractive condition.

b. To keep the Limited Common Elements appurtenant to the Unit Owner's Unit in a neat, clean, odorless, orderly, and attractive condition.

c. To maintain, repair and replace all portions of the Property for which the Unit Owner is responsible under this Declaration or by agreement with the Association.

d. To not do any work or to fail to do any work or allow any condition which, in the reasonable opinion of the Board, would materially jeopardize the soundness and safety of the Property, reduce the value thereof, or impair any easement or hereditament thereto.

e. To be responsible for the Unit Owner's own willful or negligent acts and those of the Unit Owner's or any Occupant's guests, agents, employees, business invitees, licensees, or contractors when those acts necessitate maintenance, repair, or replacement to the Common Elements, the Limited Common Elements, or the property of another Unit Owner.

8.5 **Unit Owner's Default in Maintenance.** If the Board determines that a Unit Owner has failed to properly discharge the Unit Owner's obligations to maintain, repair, and replace items for which the Unit Owner is responsible, the Board may give the Unit Owner written notice of the Association's intent to provide the necessary maintenance at Unit Owner's expense. The notice must state, with reasonable particularity, the maintenance deemed necessary and a reasonable period of time in which to complete the work. If the Unit Owner fails or refuses to timely perform the maintenance, the Association may do so at the Unit Owner's expense, the cost of which shall be an Individual Assessment against the Unit Owner and the Unit. In case of an emergency, however, the Board's responsibility to give the Unit Owner written notice will be waived and the Board may take any action it deems necessary to protect persons or property, the cost of the action being the Unit Owner's expense.

ARTICLE 9
UTILITIES AND TAXES

9.1 **Unit Owner's Rights and Duties as to Utilities.** Each Unit Owner shall pay the Unit Owner's own utilities that are separately metered and billed to each Unit by the respective utility companies or sub-metered and billed to each Unit by the Association. Any such utility expenses billed to each Unit by the Association shall be deemed to be Individual Assessments. Utility expenses which are not metered or sub-metered and separately billed shall be part of the Common Expenses, and each Unit Owner shall pay a pro rata share thereof as in the case of other Common Expenses.

9.2 **Unit Owner's Rights and Duties as to Property Taxes.** Each Unit Owner shall pay the ad valorem property taxes and assessments related to the Unit and Limited Common Elements, so long as the Association is able to obtain separate tax billings for each such Unit. If the Association is unable to obtain separate tax billings for each such Unit, then the Association shall pay such ad valorem taxes or assessments and the costs therefor shall be deemed to be Individual Assessments allocated among the Unit Owners within the portion of the Property being assessed. The Unit Owners and the Association agree to assist and cooperate with one another in the event that either the Association or a Unit Owner deems it appropriate to challenge the appraised tax value or tax rate as to any Unit or Limited Common Element. On written request, each Unit Owner (except Declarant) shall provide the Board with a copy of the receipt noting all taxes for such Unit and Limited Common Elements have been paid, for the immediately preceding calendar year, by March 1 of each calendar year. Should any Unit Owner fail to pay the ad valorem property taxes on such Unit Owner's Unit or Limited Common Elements by March 1 of any calendar year, the Association shall have the right to pay such taxes and the cost thereof shall be deemed to be an Individual Assessment.

ARTICLE 10
PROPERTY EASEMENTS AND RIGHTS

10.1 **General.** In addition to other easements and rights established by the Documents, the Property is subject to the easements and rights contained in this Article.

10.2 **Recorded Easements and Licenses.** The attached Exhibit B contains a description of and recording data for recorded easements and licenses appurtenant to or included in the Property or to which any portion of the Property is or may become subject by reservation in this Declaration.

10.3 **Unit Owner's Easement of Enjoyment.** Every Unit Owner is granted a right and easement of enjoyment over the Common Elements and to use of all improvements thereon subject to other rights and easements contained in the Documents. A Unit Owner may delegate this right of enjoyment to the Occupants of the Unit.

10.4 **Unit Owner's Maintenance Easement.** Every Unit Owner is granted an easement over adjoining Units and Common Elements for the reasonable maintenance or reconstruction of the Unit Owner's Unit, provided the easement does not damage or materially interfere with the use of the adjoining Unit or Common Elements. Requests for entry to an adjoining Unit or Common Element will be made a reasonable time in advance and approval may not be unreasonably withheld or delayed. If a Unit Owner damages an adjoining Unit or Common Element in exercising this easement, the Unit Owner is obligated to restore the damaged property to its original condition, at the Unit Owner's expense, within a reasonable period of time.

10.5 **Unit Owner's Ingress/Egress Easement.** Every Unit Owner is granted a perpetual easement over the Property, as may be reasonably required but subject to the other provisions within this Declaration, for unrestricted ingress to and egress from the Unit and the appurtenant Limited Common Elements.

10.6 **Unit Owner's Encroachment Easement.** Every Unit Owner is granted an easement for the existence and continuance of any encroachment by the Unit Owner's Unit on any adjoining Unit or Common Element now existing or which may come into existence, as a result of construction, repair, shifting, settlement, or movement of any portion of a building, or as a result of condemnation or eminent domain proceedings, so that the encroachment may remain undisturbed so long as the improvement stands.

10.7 **Association's Access Easement.** The Association is granted an easement of access and entry into every Unit and Common Element to perform maintenance, to enforce architectural and use restrictions, to respond to emergencies, and to perform any other duties required by the Documents. Except in the case of emergencies, such access shall be subject to prior reasonable notice.

10.8 **Eastwood Cottages Townhouse Corporation Easement.** The Association grants an easement for access to and use of the Common Elements to Eastwood Cottages Townhouse Corporation, a Tennessee nonprofit corporation, and its members. The Association and its members shall be granted an easement for access to and use of the Common Elements.

10.9 **Utility Easements.** The Association may grant permits, licenses, and easements over the Common Elements for utilities, roads, and other purposes necessary for the proper operation of the Property. A company or entity, public or private, furnishing utility service to the Property, is granted an easement over the Property for ingress, egress, meter reading, installation, maintenance, repair, or replacement of utility lines and equipment, and to do anything else necessary to properly maintain and furnish utility service to the Property; provided, however, this easement may not be exercised without prior notice to the Board. Utilities may include, but are not limited to, water, sewer, trash removal, electricity, gas, telephone, digital or cable television, and security.

10.10 **Security.** The Association may, but is not obligated to, maintain or support certain activities within the Property designed, either directly or indirectly, to improve safety on

the Property. Each Unit Owner and Occupant acknowledges and agrees, for such Unit Owner, the Unit Owner's guests, employees, contractors, and invitees, that Declarant, the Association, and its directors, officers, committees, agents, and employees are not providers, insurers, or guarantors of security within the Property. Each Unit Owner and Occupant acknowledges and accepts sole responsibility to provide security for such person's own person and property, and assumes all risks for loss or damage to same. Each Unit Owner and Occupant further acknowledges that Declarant, the Association, and its directors, officers, committees, agents, and employees have made no representations or warranties, nor has the Unit Owner or Occupant relied on any representation or warranties, nor has the Unit Owner or Occupant relied on any representation or warranty, express or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire, burglar, and/or intrusion systems recommended or installed, or any security measures undertaken within the Property. Each Unit Owner and Occupant acknowledges and agrees that Declarant, the Association, and its directors, officers, committees, agents, and employees are not liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

ARTICLE 11
ARCHITECTURAL COVENANTS AND CONTROL; OWNER SUBDIVISIONS

11.1 **Purpose.** Because the Units are part of a unified Regime, the Association has the right and responsibility to regulate the design, use, and appearance of the Units and Common Elements in order to preserve and enhance the Property's value and architectural harmony.

11.2 **Prohibition of Alteration and Improvement.** A person may not make any addition, alteration, or improvement to the Property, or do anything that affects the appearance, use, or structural integrity of the Property, without the prior written consent of the Board. Prohibited acts include, but are not limited to the following:

a. installation of an exterior antenna, microwave or satellite dish, receiving or transmitting tower, ornamental iron or burglar bars, storm window or door, exterior lighting, storage shed, free standing mailbox, trash can enclosure, exterior signage, patio cover or enclosure, chimney, skylight, or exterior holiday decorations.

b. installation of equipment that may create a noise annoyance, such as noise-producing security devices and exterior pumps.

c. installation of walls, screens, fences, gates, or carports.

d. installation of impermeable decking or other improvement that may interfere with established drainage patterns.

e. window treatments (e.g. blinds, draperies, sheers, shutters, etc.) which are reasonably visible as a portion of the overall exterior appearance. The Association retains the right to require standard window treatments through the Property.

f. installation of doors upon Units which open to a Common Area. The Association retains the right to require standard doors on Units which open to a Common Area throughout the Property.

11.3 **Board Approval.** A Unit Owner may not start or maintain construction, alteration, addition, installation, modification, redecoration, or reconstruction of any component of a Unit without the Board's prior written approval. To request Board approval, a Unit Owner must make written application, including plans and specifications showing the nature, kind, shape, color, size, materials, and locations of the work to be performed and the names and addresses of all contractors and subcontractors that will be performing work on the Property. The Board will retain the application, including plans and specifications for the Association's files.

11.4 **Deemed Approval.** If a Unit Owner has not received the Board's written approval or denial within thirty (30) days after delivering an application to the Board, the Unit Owner may presume that the request has been approved by the Board. The Unit Owner may then proceed with the improvement, provided the Unit Owner adheres to the plans and specifications accompanying the application, uses the contractors and subcontractors listed therein (unless disapproved by the Board), and provided the improvement is initiated and completed in a timely manner.

ARTICLE 12
LIMITATIONS ON ALIENATION AND USE

12.1 **No Time Sharing.** A Unit may not be devoted to a time share arrangement or conveyed pursuant to a time-sharing arrangement.

12.2 **Leasing.** Subject to all the provisions below, leasing or subleasing of the Units is permitted. Prior to leasing or subleasing any Unit, the Unit Owner shall submit (i) the proposed lease or sublease, and (ii) the name and general background information on the proposed tenant or subtenant to the Association for approval, which approval shall not be unreasonably withheld or delayed. If a Unit Owner has not received the Board's written approval or denial within thirty (30) days after delivery of the proposed lease or sublease to the Board, such lease or sublease shall be deemed approved; subject, however, to the other limitations of this Article 12.

12.3 **Conditions of Lease.** Notwithstanding the prior Section's permission to lease, (a) no Unit may be rented for a use inconsistent with this Article 12, (b) all leases and subleases must be in writing and must be made subject to the Documents, (c) a Unit Owner is responsible for providing the tenant or subtenant with copies of the Documents and notifying of changes thereto, and (d) each tenant and subtenant is subject to and must comply with all provisions of the Documents, federal and state laws, and local ordinances.

12.4 **Length of Lease.** Notwithstanding Section 12, leases shall not be subject to any length of time restriction. Amendment to this provision shall require a Super Majority vote.

12.5 **Eviction of Tenants.** Every lease on a Unit, whether written or oral, express or implied, is subject to and is deemed to include the following provisions:

12.5.1 **Violation Constitutes Default.** Failure by any tenant or invitees to comply with the Documents, federal or state law, or local ordinance is deemed to be a default under the lease. When the Association notifies a Unit Owner of a tenant's violation, the Unit Owner will promptly obtain the tenant's compliance or exercise the Unit Owner's rights as a landlord for tenant's breach of lease. If the tenant's violation continues or is repeated, and if the Unit Owner is unable, unwilling, or unavailable to obtain the tenant's compliance, then the Association has the power and right to pursue the remedies of a landlord under the lease or state law for the default, including eviction of the tenant, subject to terms of this Section.

12.5.2 **Association as Attorney-in-Fact.** Notwithstanding the absence of an express provision in the lease for enforcement of the Documents by the Association, each Unit Owner appoints the Association as attorney in fact, with full authority to act in Unit Owner's place in all respects, solely for the purpose of enforcing the Documents against tenants, including but not limited to the authority to institute forcible entry and detainer proceedings against tenants on the Unit Owner's behalf, provided the Association gives the Unit Owner at least ten (10) days' notice, by certified mail, of its intent to so enforce the Documents.

12.5.3 **Association Not Liable for Damages.** The Unit Owner of a leased Unit is liable to the Association for any expenses incurred by the Association in connection with enforcement of the Documents against the tenant. The Association is not liable to the Unit Owner for any damages, including lost rents, suffered by the Unit Owner in relation to the Association's enforcement of Documents against the Unit Owner's tenant.

12.6 **Mortgagees and Declarant Exempt.** A Mortgagee acquiring possession of or title to a Unit by exercise of its rights under a deed of trust is exempt from the effect of this Article. This exemption does not pass to the Mortgagee's successors and assigns. During the Declarant Control Period, Declarant is exempt from the effect of this Article.

12.7 **Short Term Rentals.** Notwithstanding anything to the contrary contained herein, nothing herein shall prevent any Unit from being rented out through Airbnb or any similar short-term rental marketplace, provided that such use conforms with any and all applicable codes, zoning, and statutory regulations, requirements, and laws.

12.8 **Animal Restrictions.** No animal (other than dogs assisting the blind, small dogs or domestic cats which are kept inside a Unit), bird, fish (excluding small aquarium fish), reptile, or insect of any kind may be kept, maintained, raised or bred anywhere on the Property.

12.9 **Sign Restrictions**. All signage must be approved by the Board or architectural control committee prior to installation.

12.10 **Vehicle Restrictions**. All vehicles on the Property, whether owned or operated by the Unit Owners, the Occupants or their respective agents, tenants, invitees, licensees, contractors or guests, are subject to the following restrictions:

12.10.1 **Types**. No large commercial-type vehicle, mobile home, motor home, bus, trailer, boat, oversized truck, aircraft, inoperable vehicle, or other similar vehicle or any vehicular equipment, mobile or otherwise, may be kept, parked, or stored anywhere on the Property except in a garage or carport.

12.10.2 **Repairs**. Repairs or restorations of vehicles are prohibited anywhere on the Property.

12.10.3 **Obstruction**. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard.

12.10.4 **Removal**. The Association may affect the removal of any vehicle in violation of this Section or Rules regulating vehicles.

12.11 **Landscaping Restrictions**. No person may perform landscaping, planting, or gardening upon the Common Elements of the Property, without the Board's prior written authorization.

12.12 **Drainage Restrictions**. No person may interfere with the established drainage pattern over any part of the Property unless an adequate alternative provision for proper drainage has been approved by the Board.

12.13 **Structural Integrity**. No person may directly or indirectly impair the structural soundness or integrity of a Building or another Unit, nor do any work that will impair an easement. No person shall place unusually large loads on any floor and shall observe any weight limits promulgated by the Board.

12.14 **Specific Uses**. Except for ingress and egress, the yards, sidewalks, roads and driveways on the Property may not be used for any purpose that has not been authorized in writing by the Board.

12.15 **Association's Right to Promulgate Rules**. The Association, acting through its Board, is granted the right to adopt, amend, repeal, and enforce reasonable Rules, and penalties for infractions thereof, regarding the occupancy, use, disposition, maintenance, appearance, and enjoyment of the Property. In addition to the restrictions contained in this Article, each Unit is owned and occupied subject to the right of the Board to establish Rules, and penalties for infractions thereof, governing:

a. The types, sizes, numbers, conditions, uses, and locations of motorized vehicles on the Property.

b. The use of private streets and driveways within the Property, including any speed limits and parking restrictions.

c. The disposal of trash, including types and locations of containers.

d. Hazardous, illegal or annoying materials or activities in and upon the Property.

e. The use and maintenance of a private security system for the Property.

f. The occupancy and leasing of Units.

g. The wasteful consumption of utilities billed to the Association.

h. The use, maintenance, and appearance of windows, porches, patios and yards.

i. The use of an elevator for any purpose other than the movement of people.

j. Anything that interferes with maintenance of the Property, operation of the Association, administration of the Documents, or the quality of life for Unit Owners or Occupants.

Without limitation upon the foregoing, any use of the Common Elements other than for parking and access shall be subject to prior Board approval upon such terms and conditions as the Board shall determine.

12.16 **Occupancy of Units.** A Person may not occupy a Unit if the Person constitutes a direct threat to the health or safety of other Persons, or if the Person's occupancy would result in substantial physical damage to the property of others.

12.17 **Annoyance.** No Unit or Limited Common Element may be used in any way that: (a) may reasonably be considered annoying to neighbors; (b) may reduce the desirability of the Property as a residential development; (c) may endanger the health or safety of Unit Owners or Occupants; (d) may result in the cancellation or increase in cost of insurance on the buildings; or (e) will violate any law. The Board has the sole authority to determine what constitutes an annoyance, including, without limitation, annoyances resulting from noises or odors.

ARTICLE 13
MORTGAGEE PROTECTION

13.1 **Introduction.** This Article is supplemental to, not a substitution for, any other provision of the Documents. In case of conflict, this Article controls. Some sections of this Article apply to "Mortgagees," as defined in Article 1. Other sections apply to "Eligible Mortgagees," as defined below.

13.2 **Known Mortgagees.** A Unit Owner who mortgages such Unit Owner's Unit will notify the Association, giving the complete name and address of the Mortgagee and the loan number. The Association's obligations to Mortgagees under the Documents extend only to those Mortgagees known to the Association. All actions and approvals required by Mortgagees will be conclusively satisfied by the Mortgagees known to the Association, without regard to other holders of Mortgages on Units. The Association may rely on the information provided by Unit Owners and Mortgagees.

13.3 **Eligible Mortgagees.** "Eligible Mortgagee" means the holder, insurer, or guarantor of a first priority mortgage or deed of trust recorded against a Unit who has submitted to the Association a written notice containing its name and address, the loan number, and the identifying number and street address of the mortgaged Unit. A single notice per Unit will be valid so long as the Eligible Mortgagee holds a mortgage on the Unit. The Board will maintain this information. The Association will treat the notice as the Eligible Mortgagee's request to be notified of any proposed action requiring the consent of Eligible Mortgagees. A provision of the Documents requiring the approval of a specified percentage of Eligible Mortgagees will be based on the number of Units subject to mortgages held by Eligible Mortgagees. For example, "eighty percent (80%) of Eligible Mortgagees" means Eligible Mortgagees of eighty percent (80%) of the Units that are subject to mortgages held by Eligible Mortgagees.

13.4 **Notice of Actions.** The Association will use its best efforts to send timely written notice to Eligible Mortgagees of the following actions:

a. Any condemnation or casualty loss that affects a material portion of the Property or mortgaged Unit.

b. Any sixty (60) day delinquency in the payment of assessments or charges owed by the Unit Owner of the mortgaged Unit.

c. A lapse, cancellation, or material modification of any insurance policy maintained by the Association.

d. Any proposed action that requires the consent of a specified percentage of Eligible Mortgagees.

e. Any proposed termination of the condominium status of the Property.

f. Any proposed amendment of a material nature defined in Section 13.5 below.

13.5 **Amendments of a Material Nature.** An amendment of a material nature must be approved by at least fifty-one percent (51%) of Eligible Mortgagees. This approval requirement does not apply to amendments effected by the exercise of a Development Right. A change to any of the provisions governing the following would be considered material:

a. Changes in responsibility for maintenance and repairs that affects the Property as a whole.

b. Reallocation of interests in the General or Limited Common Elements, or rights to their use; except that when Limited Common Elements are reallocated by agreement between Unit Owners, only those Unit Owners and only the Eligible Mortgagees holding mortgages against those Units need approve this action.

c. Redefinitions of boundaries of Units, except that when boundaries of only adjoining Units are involved, or a Unit is being subdivided, then only those Unit Owners and the Eligible Mortgagees holding mortgages against the Unit or Units need approve this action.

d. Convertibility of Units into Common Elements or Common Elements into Units.

e. Expansion or contraction of the Property, or the addition, annexation, or withdrawal of Property to or from the Property.

f. Hazard or fidelity insurance requirements.

g. Imposition of any significantly material restrictions on the leasing of Units.

h. Imposition of any significantly material restrictions on Unit Owners' right to sell or transfer their Units.

i. A decision by the Association to establish self-management when professional management had been required previously by the Documents or an Eligible Mortgagee.

j. Restoration or repair of the Property, in a manner other than that specified in the Documents, after hazard damage or partial condemnation.

k. Any provision that expressly benefits mortgage holders, insurers, or guarantors.

Notwithstanding the foregoing, nothing in this subsection 13.5 shall be interpreted to deny or delegate control over the general administrative affairs of the Association by the Unit Owners or the Board, or to prevent the Association from commencing, intervening in, or settling any litigation or proceeding, or receiving and distributing any insurance proceeds

except pursuant to Tennessee Code Annotated Section 66-27-413, without obtaining approval from the Eligible Mortgagees.

13.6 **Termination.** Except in the case of a taking of all Units by eminent domain pursuant to Tennessee Code Annotated Section 66-27-207, the Regime may be terminated only by agreement of Unit Owners of Units to which at least eighty percent (80%) of the votes in the Association are allocated, and eighty percent (80%) of those Eligible Mortgagees.

13.7 **Implied Approval.** The approval of an Eligible Mortgagee is implied when the Eligible Mortgagee fails to respond within thirty (30) days after receiving the Association's written request for approval of a proposed amendment, provided the Association's request was delivered by certified or registered mail, return receipt requested, to the last address of that Eligible Mortgagee on file with the Association or, if none, as specified in the Eligible Mortgagee's mortgage of record.

13.8 **Inspection of Books.** The Association will maintain current copies of the Documents and the Association's books, records, and financial statements, which shall be sufficiently detailed to comply with Tennessee Code Annotated Sections 66-27-502 and 66-27-503. Unit Owners, Mortgagees, or their respective authorized agents, may inspect the Documents and records, by appointment, during normal business hours.

13.9 **Financial Statements.** If a Mortgagee submits a written request and a self-addressed stamped envelope, the Association will give the Mortgagee a financial statement for the preceding fiscal year within one hundred and twenty (120) days after the Association's fiscal year-end. A Mortgagee may have an audited statement prepared at its own expense.

13.10 **Attendance at Meetings.** A representative of an Eligible Mortgagee may attend and address any meeting which a Unit Owner may attend.

13.11 **Insurance Policies.** The Association will use its best efforts to send timely written notice to Eligible Mortgagees of a lapse, cancellation, or material modification of any insurance policy maintained by the Association.

ARTICLE 14
AMENDMENTS

14.1 **Consents Required.** As permitted by the Act or by this Declaration, certain amendments of this Declaration including, but not limited to, amendments executed pursuant to the terms of Declarant's Representations and Reservations set forth in Exhibit E, may be executed by Declarant alone, or by certain Unit Owners alone, or by the Board alone. Otherwise, amendments to this Declaration must be approved by Unit Owners representing at least sixty-seven (67%) of the votes in the Association. Except to the extent expressly permitted or required by other provisions of the Act, no amendment may increase the Special Declarant Rights without the consent of sixty-seven (67%) of the votes in the Association.

14.2 **Method of Amendment.** This Declaration may be amended by any method selected by the Board from time to time, pursuant to the bylaws, provided the method gives a Unit Owner the substance if not exact wording of the proposed amendment, a description of the effect of the proposed amendment, and an opportunity to vote for or against the proposed amendment. For amendments requiring the consent of Eligible Mortgagees, the Association will send each Eligible Mortgagee a detailed description, if not exact wording, of any proposed amendment.

14.3 **Effective.** To be effective, an amendment must be in the form of a written instrument (i) referencing the name of the Property, the name of the Association, and the recording data of this Declaration and any amendments hereto, (ii) signed and acknowledged by either the President or another duly authorized officer of the Association, certifying the requisite approval of Unit Owners and, if required, Eligible Mortgagees, and (iii) recorded in the Register of Deeds' Office for Davidson County, Tennessee.

14.4 **Declarant Provisions.** No amendment may affect Declarant's rights under this Declaration or the Act without Declarant's written and acknowledged consent, which must be part of the recorded amendment instrument. Although Declarant certifies that, to Declarant's knowledge, Exhibit D contains all the information required by the Act, Declarant nonetheless reserves the right to amend Exhibit D, in whole or in part, to correct any technical errors or deficiencies. The automatic expiration and subsequent deletion of Exhibit E does not constitute an amendment of this Declaration.

ARTICLE 15
INSURANCE

15.1 **General Provisions.** All insurance affecting the Property is governed by the provisions of this Article, with which the Board will make every reasonable effort to comply, including the following:

15.1.1 **Common Expense.** The cost of insurance coverage and bonds maintained by the Association is a common expense.

15.1.2 **Insurer.** Insurance policies and bonds obtained and maintained by the Association must be issued by responsible insurance companies authorized to do business in the State of Tennessee. An insurer issuing insurance policies shall issue certificates or memoranda of insurance to the Association and, upon written request, to any Unit Owner, Mortgagee or beneficiary under a deed of trust.

15.1.3 **Insured.** The Association must be the named insured on all policies obtained by the Association and the insurance proceeds for a loss shall be adjusted with the Association. Each Unit Owner must be an insured under the policies for property and liability insurance with respect to liability arising out of each Unit Owner's interest in the Common Elements or membership in the Association. The loss payee clause should show the Association as trustee for each Unit Owner and Mortgagee whose name has been provided to

the Association. An insurance policy issued to the Association shall not prevent a Unit Owner from obtaining insurance for its own benefit.

15.1.4 **Additional Provisions in Policies for Property and General Liability Insurance.** In addition to the other requirements set forth in this Section 15, policies for property and general liability insurance must contain provisions sufficient to comply with Tennessee Code Annotated Section 66-27-413(d), including a statement that no act or omission by any Unit Owner, unless acting in the capacity of a member of the Board of the Association, will void the policy or be a condition to recovery under the policy and, if, at the time of a loss under such policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.

15.1.5 **Subrogation.** Policies of casualty and general liability insurance maintained by the Association must provide that the insurer waives its rights to subrogation under the policy against a Unit Owner or Occupant, or lessee, or member of the Unit Owner's, Occupant's or lessee's household, unless it can be shown that the act with intent to cause the loss of such Unit Owner, Occupant lessee, or member of Unit Owner's Occupant or lessee's household was the cause of such loss.

15.1.6 **Association as Trustee.** Each Unit Owner irrevocably appoints the Association acting through its Board, as trustee to negotiate, receive administer, and distribute the proceeds of any claim against an insurance policy maintained by the Association.

15.1.7 **Notice of Cancellation or Modification.** Each insurance policy maintained by the Association must contain a provision stating that the insurer may not cancel or refuse to renew such insurance policy until after notice of such cancellation or refusal to renew has been mailed to the Association and to each and any additional insured under the policy at their last know addresses, in accordance with the provisions of the "Cancellation of Commercial Risk Insurance Act," codified at Tennessee Code Annotated Section 56-7-1801 et seq. or, if the policy is a policy of "personal risk insurance" as defined in Tennessee Code Annotated Section 56-5-302, then in accordance with the provisions of law governing such insurance. Each insurance policy maintained by the Association should contain a provision requiring the insurer to give at least thirty (30) days prior written notice to the Board before the policy may be materially modified by either the insurer or the insured.

15.1.8 **Deductibles.** An insurance policy obtained by the Association may contain a reasonable deductible, which will be paid by the party who would be liable for the loss or repair in the absence of insurance. If a loss is due wholly or partly to an act or omission of a Unit Owner or Occupant or their invitees, the Unit Owner must reimburse the Association for the amount of the deductible that is attributable to the act or omission.

15.1.9 **Mortgage Clause.** The Association's policies should contain the standard mortgage clause naming either the Mortgagee or its servicer followed by "its successors and assigns."

15.1.10 **No Prejudice.** The insurance will not be prejudiced by the act or omission of any Unit Owner or Occupant who is not under the Association's control.

15.2 **Insurance Policies for Property and Liability.** Commencing not later than the time of the first conveyance of a Unit to a purchaser other than Declarant, the Association shall maintain, to the extent reasonably available:

(a) Property insurance on the Common Elements, the Limited Common Elements and Property owned by the Association including, if any, records, furniture, fixtures, equipment, and supplies, insuring against risks of direct physical loss commonly insured against for similar properties. The total amount of insurance after application of any deductibles shall be not less than eighty percent (80%) of the total replacement cost of the insured property at the time the insurance is purchased and at each renewal date, exclusive of land, excavations, foundations and other items normally excluded from property policies. The Association shall maintain casualty insurance on the Units, provided however, the Association shall not insure any betterments and improvements installed by Unit Owners within a Unit nor the furniture, removable fixtures or other removable personal property located in any Unit. In insuring Units, the Association may be guided by types of policies customarily available for similar types of properties; and

(b) Commercial general liability insurance, including medical payments insurance, in an amount determined by the Board but not less than $1,000,000.00, covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the Common Elements, expressly excluding the liability of each Unit Owner and occupant within his Unit, for bodily injury and property damage resulting from the operation, maintenance, or use of the Common Elements. If the policy does not contain a severability of interest provision, it should contain an endorsement to preclude the insurer's denial of a Unit Owner's claim because of negligent acts of the association or other Unit Owners.

15.3 **Worker's Compensation.** The Association may maintain worker's compensation insurance if and to the extent necessary to meet the requirements of state law or if the Board so chooses.

15.4 **Fidelity Coverage.** The Association may maintain blanket fidelity coverage for any person who handles or is responsible for funds held or administered by the Association, whether or not the person is paid for such person's services. The policy should be for an amount that exceeds the greater of (a) the estimated maximum funds, including reserve funds, that will be in the Association's custody at any time the policy is in force, or (b) an amount equal to three (3) months of Common Expense Assessments on all Units. A management agent that handles Association funds should be covered for its own fidelity insurance policy with the same coverage.

15.5 **Directors and Officers Liability.** The Association may maintain directors and officer's liability insurance, errors and omissions insurance, indemnity bonds, or other

insurance the Board deems advisable to insure the Association's directors, officers, committee members, and managers against liability for an act or omission in carrying out their duties in those capacities.

15.6 **Mortgagee Required Policies.** Unless coverage is not available or has been waived in writing, the Association may maintain (to the extent reasonably possible) any insurance and bond required by an Eligible Mortgagee.

15.7 **Other Policies.** The Association may maintain any insurance policies and bonds deemed by the Board to be necessary or desirable for the benefit of the Association.

15.8 **Unit Owner's Responsibility for Insurance.**

15.8.1 **Insurance by Owners.** The Board may establish minimum insurance requirements, including types and minimum amounts of coverage, to be individually obtained and maintained by Unit Owners if the insurance is deemed necessary or desirable by the Board to reduce potential risks to the Association or other Unit Owners. Initially, each Unit Owner shall obtain property insurance, for all betterments and improvements installed by the Unit Owner within his Unit. This insurance must be in an amount sufficient to cover one hundred percent (100%) of the replacement cost of all betterments and improvements installed by each Unit Owner. In addition, each Unit Owner shall maintain a policy of general liability insurance for the Unit in a minimum amount of $1,000.000.00 per occurrence and $ 2,000,000.00 in the aggregate and shall name the Association as an additional insured under the terms of such policy. If a Unit Owner fails to maintain required insurance, the Board may obtain it on behalf of the Unit Owner who will be obligated for the cost as an Individual Assessment.

15.8.2 **Unit Owners' Responsibilities.** The Unit Owner, if requested, will give the Board written notification of structural changes, additions, betterments or improvements to his Unit, and any other information the Board may require to maintain adequate levels of insurance coverage. The Unit Owner shall also provide the Board with proof of the insurance required under Section 15.8.1 above prior to occupancy of such Unit Owner's Unit and at least ten (10) days prior to each renewal thereof. Each Unit Owner will comply with reasonable requests by the Board for periodic inspection of the Unit for purposes of insurance appraisal.

15.8.3 **Association Does Not Insure.** The Association does not insure a Unit Owner or Occupant's betterments and improvements or personal property or provide liability insurance for events occurring within Units. Each Unit Owner and Occupant is solely responsible for insuring the personal property in his Unit and on the Property, including betterments and improvements, furnishings, vehicles and stored items and for providing liability insurance for events occurring within his Unit, which insurance shall be primary and non-contributory.

15.9 **Copies of Policies.** The Board will provide copies of all insurance policies to Owners who make written request and pay a reasonable copy charge.

ARTICLE 16
RECONSTRUCTION OR REPAIR AFTER LOSS

16.1 **Subject to Act.** Subject to Article 18 regarding termination, the Association's response to damage or destruction of the Property will be governed by Section 66-27-412 of the Act. The following provisions apply to the extent the Act is silent or there is any inconsistency with the act.

16.2 **Restoration Funds.** For purposes of this Article, Restoration Funds include insurance proceeds, Deficiency Assessments, Individual Assessments, and other funds received on account of or arising out of injury or damage to the Property. All funds paid to the Association for purposes of repair or restoration will be deposited in a financial institution in which accounts are insured by a federal agency. Withdrawal of Restoration Funds requires the signature of at least two (2) directors or that of an agent duly authorized by the Board.

16.2.1 **Sufficient Proceeds.** If Restoration Funds obtained from insurance proceeds are sufficient to repair or restore the damaged or destroyed Property, the Association as trustee for the Unit Owners, will promptly apply the funds to the repair or restoration.

16.2.2 **Insufficient Proceeds.** If Restoration Funds are not sufficient to pay the estimated or actual costs of restoration as determined by the Board, the Board may levy a Deficiency Assessment against the Unit Owners to fund the difference.

16.2.3 **Surplus Funds.** If the Association has a surplus of Restoration Funds after payment of all costs of repair and restoration, the surplus will be applied as described in the next two sentences. If a Deficiency Assessments were a source of Restoration Funds, the surplus will be paid to Unit Owners in proportion to their contributions resulting from the Deficiency Assessment levied against them; provided that no Unit Owner may receive a sum greater than that actually contributed by the Unit Owner and further provided that any delinquent Assessments owed by the Unit Owner to the Association will first be deducted from the surplus. Any surplus remaining after the disbursement described herein will funds of the Association to be used as directed by the Board.

16.3 **Costs and Plans.**

16.3.1 **Cost Estimates.** Promptly after the loss, the Board will obtain reliable and detailed estimates of the cost of restoring the damaged property. Costs may include premiums for bonds and fees for the services of professionals, as the Board deems necessary, to assist in estimating and supervising the repair.

16.3.2 **Plans and Specifications.** Common Elements will be repaired and restored substantially as they existed immediately prior to the damage or destruction. Units will be repaired and restored substantially in accordance with original construction plans and

specifications. Alternate plans and specifications for repair and restoration of either common elements or Units must be approved by Unit Owners representing at least sixty-seven percent (67%) of the votes in the Association and by certain Mortgagees if so required by the Mortgagee Protection article of this Declaration.

16.4 **Unit Owner's Duty to Repair.**

16.4.1 **Uninsured Loss.** Within sixty (60) days after the date of damage, the Unit Owner will begin repair or reconstruction of any portion of his Unit not covered by the Association's blanket insurance policy, subject to the right of the Association to supervise, approve, or disapprove repair or restoration work.

16.4.2 **Insured Loss.** If the loss to a Unit is covered by the Association's insurance policy, the Unit Owner will begin or facilitate repair or restoration of damage when funds are available to the Association, subject to the right of the Association to perform, supervise, approve, or disapprove the repair or restoration work.

16.4.3 **Failure to Repair.** If a Unit Owner fails to repair or restore damage as required by this Section, the Association may affect the necessary repairs and levy an Individual Assessment against the Unit Owner and Unit for the cost thereof, after giving the Unit Owner reasonable notice of the Association's intent to do so.

16.5 **Owner Liability for Insurance Deductible.** If repair or restoration of Common Elements or Units is required as a result of an insured loss, the Board may levy an Individual Assessment, in the amount of the insurance deductible, against the Unit Owner or Unit Owners who would be responsible for the cost of the repair or reconstruction in the absence of insurance.

ARTICLE 17
CONDEMNATION

17.1 **Association as Trustee.** Each Unit Owner hereby irrevocably appoints the Association, acting through its Board, as trustee to deal with the Property in the event of condemnation of the Property. As trustee, the Association will have full and complete authority, right, and power to do all things reasonable and necessary to effect the provisions of this Declaration and the Act, including, without limitation, the right to receive, administer, and distribute awards to effect the sale of the Property as permitted by this Declaration or the Act; and to make, execute, and deliver any contract, deed, or other instrument with respect to the interest of a Unit Owner.

17.2 **Condemnation.** The Association's response to condemnation of any part of the Property will be governed by the Act. On behalf of the Unit Owners, but without their consent, the Board may execute an amendment of this Declaration to reallocate allocated interests following condemnation and to describe the altered parameters of the Property. If the Association replaces or restores Common Elements taken by condemnation by obtaining other land or constructing additional improvements, the Board may, to the extent permitted

by law, execute an amendment without the prior consent of the Unit Owners to describe the altered parameters of the Property and any corresponding change of facilities or improvements.

ARTICLE 18
TERMINATION

18.1 **Termination.** Termination of the terms of this Declaration and the condominium status 'of the Property will be governed by Section 66-27-318 of the Act, subject to the following provisions:

18.1.1 **Substantial Taking.** In the event of a substantially total taking, destruction, or condemnation of the Property, an amendment to terminate must be approved by Unit Owners representing at least sixty-seven percent (67%) of the votes in the Association.

18.1.2 **Total Taking.** In the event of condemnation of the entire Property, an amendment to terminate may be executed by the Board without a vote of Unit Owners.

18.1.3 **Other Circumstances.** In all other circumstances, an amendment to terminate must be approved by Unit Owners representing at least eighty percent (80%) of the votes in the Association, and 80% of those Eligible Mortgagees.

ARTICLE 19
ASSOCIATION OPERATIONS

19.1 **Association Powers.** Subject to the rights of the Declarant contained herein, the Property shall be managed and supervised by the Association. Unless otherwise specifically provided in this Declaration, the Association shall possess all of the powers provided in Section 66-27-402 of the Act.

19.2 **Membership.** Any person, upon becoming a Unit Owner, shall automatically be a Member of the Association, and shall remain a Member thereof in accordance with the Articles and the Bylaws until such time as his ownership of said Unit ceases for any reason, at which time membership in the Association shall automatically cease.

19.3 **Transferred Membership.** Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Unit to which it is appurtenant, and then only to the new Unit Owner. Any attempt to make a prohibited transfer is void. In the event any Unit Owner should fail or refuse to transfer the membership registered in his name to the purchaser of his Unit, the Association shall have the right to record the transfer upon its books.

19.4 **Voting Rights.** The Unit Owner or Unit Owners shall be entitled to the number of votes shown on Exhibit C, as may be hereafter be amended.

19.5 **Board of Directors.** The affairs of the Association shall be managed by a Board of Directors which has been established and which shall conduct regular and special meetings according to the provisions of the Bylaws.

19.6 **Indemnification.** The Association indemnifies every officer, director and committee member (for purposes of this Section, "Leaders") against expenses, including attorney's fees, reasonably incurred by or imposed on the Leader in connection with an action, suit, or proceeding to which the Leader is a party by reason of being or have been a Leader. A Leader shall not liable for a mistake of judgment, negligent or otherwise, so long as such Leader acted in good faith. A Leader is liable for his willful misfeasance, malfeasance, misconduct, or bad faith. This right to indemnification does not exclude any other rights to which present or former Leaders may be entitled. As a common expense, the Association will maintain adequate general liability and directors' and officers' liability insurance to fund this obligation, if it is reasonably available.

19.7 **Association's Right to Enforce Documents.** The remedies provided in this Section for breach of the Documents are cumulative and not exclusive. In addition to other rights and remedies provided by the Documents and by law, the Association has the following right to enforce the Documents:

19.7.1 **Nuisance.** The result of every act or omission that violates any provision of the Documents is a nuisance, and any remedy allowed by law against a nuisance, either public or private, is applicable against the violation.

19.7.2 **Fine.** The Association may levy reasonable charges, as an Individual Assessment, against a Unit Owner and his Unit if the Unit Owner or Occupant, or the Unit Owner or Occupant's guests, employees, agents, or contractors violate a provision of the Documents. Fines may be levied against a Unit Owner or Occupant for each act of violation or for each day a violation continues, and does not constitute a waiver or discharge of the Unit Owner's or Occupant's obligations under the Documents.

19.7.3 **Suspension.** The Association may suspend the right of Unit Owners and Occupants to use Common Elements (except rights of ingress and egress) for any period during which the Unit Owner or Occupant, or the Unit Owner or Occupant's guests, employees, agents, or contractors violate the Documents. A suspension does not constitute a waiver or discharge of the Unit Owner's or Occupant's obligations under the Documents.

19.7.4 **Self-Help.** The Association has the right to enter a Common Element or to abate or remove, using force as may reasonably be necessary, any erection, thing, animal, person, vehicle, or condition that violates the Documents. In exercising this right, the Board is not trespassing and is not liable for damages related to the abatement. The Board may levy its costs of abatement against the Unit, Unit Owner and Occupant as an Individual Assessment. Unless an emergency situation exists in the good faith opinion of the Board, the Board will give the violating Unit Owner or Occupant fifteen (15) days' notice of its intent to

exercise self-help. Notwithstanding the foregoing, the Association may not alter or demolish an item of construction in a Unit without judicial proceedings.

19.7.5 **No Waiver.** The Association and every Unit Owner has the right to enforce all restrictions, conditions, covenants, liens, and charges now or hereafter imposed by the Documents. Failure by the Association or any Unit Owner to enforce a provision of the documents is not a waiver of the right to do so thereafter.

19.8 **Notice and Hearing.** Before levying a fine for violation of the Documents or before levying an Individual Assessment for property damage, the Association will give the Unit Owner or Occupant written notice of the levy and an opportunity to be heard, to the extent required by the Act. The Association's written notice must contain a description of the violation or property damage; the amount of the proposed fine or damage charge; a statement that not later than the thirtieth (30) day after the date of the notice, the Unit Owner or Occupant may request a hearing before the Board to contest the fine or charge; and a stated date by which the Unit Owner or Occupant may cure the violation to avoid the fine - unless the Unit Owner or Occupant was given notice and a reasonable opportunity to cure a similar violation within the preceding twelve (12) months. Pending the hearing, the Association may continue to exercise its other rights and remedies for the violation, as if the declared violation were valid. The Unit Owner's or Occupant's request for a hearing suspends only the levy of a fine or damage charge. The Unit Owner or Occupant may attend the hearing in person, or may be represented by another person or written communication. The Board may adopt additional or alternative procedures and requirements for notices and hearing, provided they are consistent with the Act's requirements.

ARTICLE 20
GENERAL PROVISIONS

20.1 **Compliance.** The Unit Owners hereby covenant and agree that the administration of the Association will be in accordance with the provisions of the Documents and all applicable laws, regulations, and ordinances, as same may be amended from time to time, of any governmental or quasi-governmental entity having jurisdiction over the Association or Property.

20.2 **Notice.** All demands or other notices required to be sent to a Unit Owner or occupant by the terms of this Declaration will be sent by ordinary or certified mail, postage prepaid, to the party's last known address as it appears on the records of the Association at the time of mailing. If a Unit Owner fails to give the Association an address for mailing notices, all notices may be sent to the Unit Owner's Unit, and the Unit Owner is deemed to have been given notice whether or not he actually receives it.

20.3 **Severability.** Invalidation of any provision of this Declaration by judgment or court order does not affect any other provision, which remains in full force and effect. The effect of a general statement is not limited by the enumeration of specific matters similar to the general.

20.4 **Conflict Between Declaration and By-Laws.** Pursuant to Section 66-27-303 of the Act, in the event of a conflict between any provision of this Declaration and the Bylaws, the Declaration prevails except to the extent the Declaration is inconsistent with this Act.

20.5 **Captions.** The captions of articles and sections are inserted only for the convenience and are in no way to be construed as defining or modifying the text to which they refer.

20.6 **Interpretation.** Whenever used in the Documents, unless the context provides otherwise, a reference to a gender includes all genders. Similarly, a reference to the singular includes the plural, the plural the singular, where the same would be appropriate.

20.7 **Duration.** Unless terminated or amended as permitted herein, the provisions of this Declaration run with and bind the Property, and will remain in effect perpetually to the extent permitted by law.

20.8 **Exhibits.** The following Exhibits are attached to this Declaration and are incorporated herein by reference:

A - Legal Description
B - Easements and Licenses
C - Schedule of Allocated Interests
D - Plat and Plans
E - Declarant Representations & Reservations
F - Initial Designation of Areas of Common Responsibility
G - Copy of Bylaws

20.9 **No Partition.** The Common Elements shall not be subject to partition under any circumstances.

ARTICLE 21
DISPUTE RESOLUTION

21.1 **Outside Mediator.** In a dispute arising hereunder, the parties may submit to the following mediation procedures before commencing any judicial or administrative proceeding. Each party will represent himself/herself individually or through an agent or representative, or may be represented by counsel. The dispute will be brought before a mutually selected mediator. Such mediator will be an attorney-mediator skilled in community association law. In order to be eligible to mediate a dispute under this provision, a mediator may not office in the Property, work for any of the parties, represent any of the parties, nor have any conflict of interest with any of the parties. Costs for such mediator shall be shared equally by the parties.

21.2 **Mediation Is Not a Waiver.** By agreeing to use this dispute resolution process, the parties in no way waive their rights to extraordinary relief including, but not

limited to, temporary restraining orders or temporary injunctions, if such relief is necessary to protect or preserve a party's legal rights before a mediation may be scheduled.

21.3 **Assessment Collection.** The provisions of this Article dealing with dispute resolution shall not apply to the collection of Assessments by the Association as set out in the Declaration.

21.4 **Rule Against Perpetuities.** Pursuant to Section 66-27-303 of the Act, the rule against perpetuities may not be applied to defeat any provision of the Declaration, or the Bylaws, rules or regulations adopted pursuant to the Act.

Signature Page to Follow

In witness whereof, the undersigned has executed this instrument effective as of the date above.

EASTWOOD VILLAGE TN, LLC
a Tennessee limited liability company

By: _____
Name: Nathan Lyons
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Lyons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the MEMBER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of January 2021.

_____
Notary Public

My Commission Expires: 7 March 2023

MOLLY ANNE SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

812956.1/020200555

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at the southeastern corner of the property at 1716 Greenwood Avenue. Thence leaving along the eastern most property line for the following calls: north 06 deg 52 min 43 sec east, 422.96 feet to a point; thence, north 83 deg 05 min 22 sec west, 391.68 feet to a point; thence, a curve to the left having a radius of 25.00 feet, a curve length of 50.44 feet and a chord bearing and distance of south 39 deg 06 min 35 sec west, 42.31 feet to the a point; thence, south 18 deg 41 min 29 sec east, 361.61 feet to a point; thence, north 70 deg 46 min 43 sec east, 208.97 feet to a point; thence, south 06 deg 52 min 43 sec west, 60.18 feet to a point; thence, north 83 deg 07 min 17 sec west, 6.38 feet to a point; thence, south 71 deg 26 min 22 sec west, 39.34 feet to a point; thence, south 18 deg 28 min 30 sec west, 84.41 feet to a point; south 83 deg 17 min 37 sec east, 76.26 feet to the POINT OF BEGINNING.

Said area described herein contains 122,317 +/- square feet.

Included in the above, but specifically excluded, BEGINNING 39.50 feet from the northeastern corner of the property at 1716 Greenwood Avenue, with a bearing of north 83 deg 05 min 22 sec west, thence, south 06 deg 52 min 43 sec west, 92.42 feet to the POINT OF BEGINNING. Thence leaving the POINT OF BEGINNING for the following calls: north 89 deg 45 min 58 sec west, 64.10 feet to a point; thence, north 79 deg 51 min 46 sec west, 88.18 feet to a point; thence, north 88 deg 20 min 32 sec west, 56.85 feet to a point; thence, south 16 deg 27 min 44 sec east, 58.09 feet to a point; thence, south 80 deg 08 min 06 sec east, 107.21 feet to a point; thence, south 59 deg 25 min 18 sec east, 31.54 feet to a point; thence, south 67 deg 55 min 33 sec east, 44.28 feet to a point; thence, north 16 deg 39 min 19 sec east, 39.06 feet to a point; thence, north 06 deg 52 min 43 sec east, 52.29 feet to the POINT OF BEGINNING.

Said area described herein contains 12,868 +/- square feet.

Being part of the same property conveyed to Eastwood Village TN, LLC, a Tennessee limited liability company, from Eastwood Village, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 18, 2019, of record as Instrument Number 20191014-0104805 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
EASEMENTS AND LICENSES

Mutual easements for reasonable use of the Common Elements shown on the Plat of Eastwood Cottages and the Plat of Eastwood Village Condominium are hereby granted to Unit Owners of both developments, subject to requirements, rules, and regulations reasonable established from time to time by the Board of Directors of Eastwood Village Owners' Association, Inc. This includes the use of the roadways, parking areas, sidewalks, storm water detention areas, and greenspace shown on the two Plats.

EXHIBIT C
SCHEDULE OF ALLOCATED INTERESTS TO DECLARATION
OF
EASTWOOD VILLAGE CONDOMINIUM

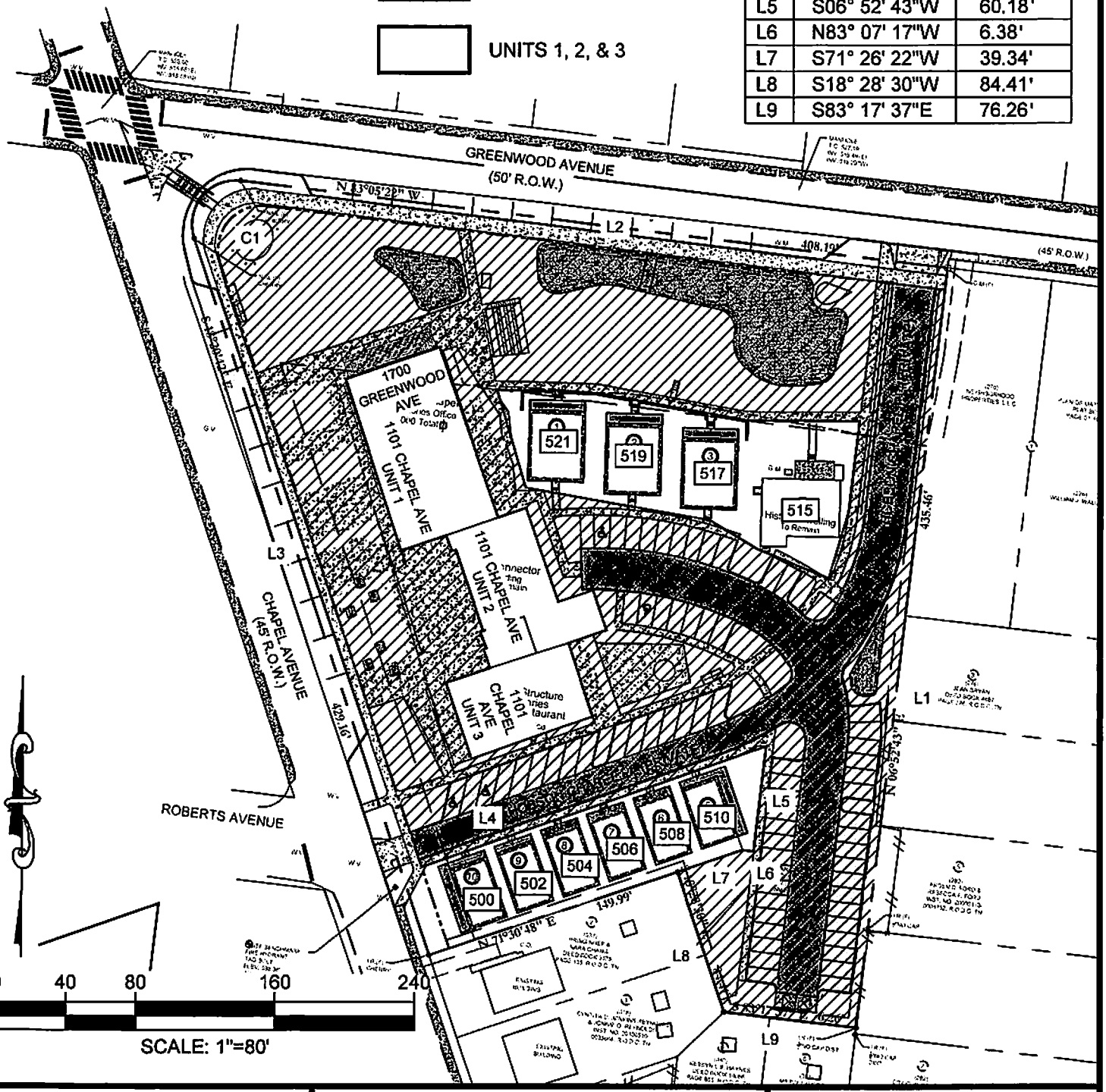
UNIT	COMMON ELEMENT OWNERSHIP	LIABILITY FOR COMMON EXPENSES	VOTES
1	47.97%	47.97%	1
2	29.89%	29.89%	1
3	22.14%	22.14%	1

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EXHIBIT D
PLAT

#	CH BEARING	CH DISTANCE	RADIUS	CURVE LENGTH
C1	S39° 06' 35"W	42.31'	25'	50.44'

#	BEARING	DISTANCE
L1	N06° 52' 43"E	422.96'
L2	N83° 05' 22"W	391.68'
L3	S18° 41' 29"E	361.61'
L4	N70° 46' 43"E	208.97'
L5	S06° 52' 43"W	60.18'
L6	N83° 07' 17"W	6.38'
L7	S71° 26' 22"W	39.34'
L8	S18° 28' 30"W	84.41'
L9	S83° 17' 37"E	76.26'



FULMER LUCAS

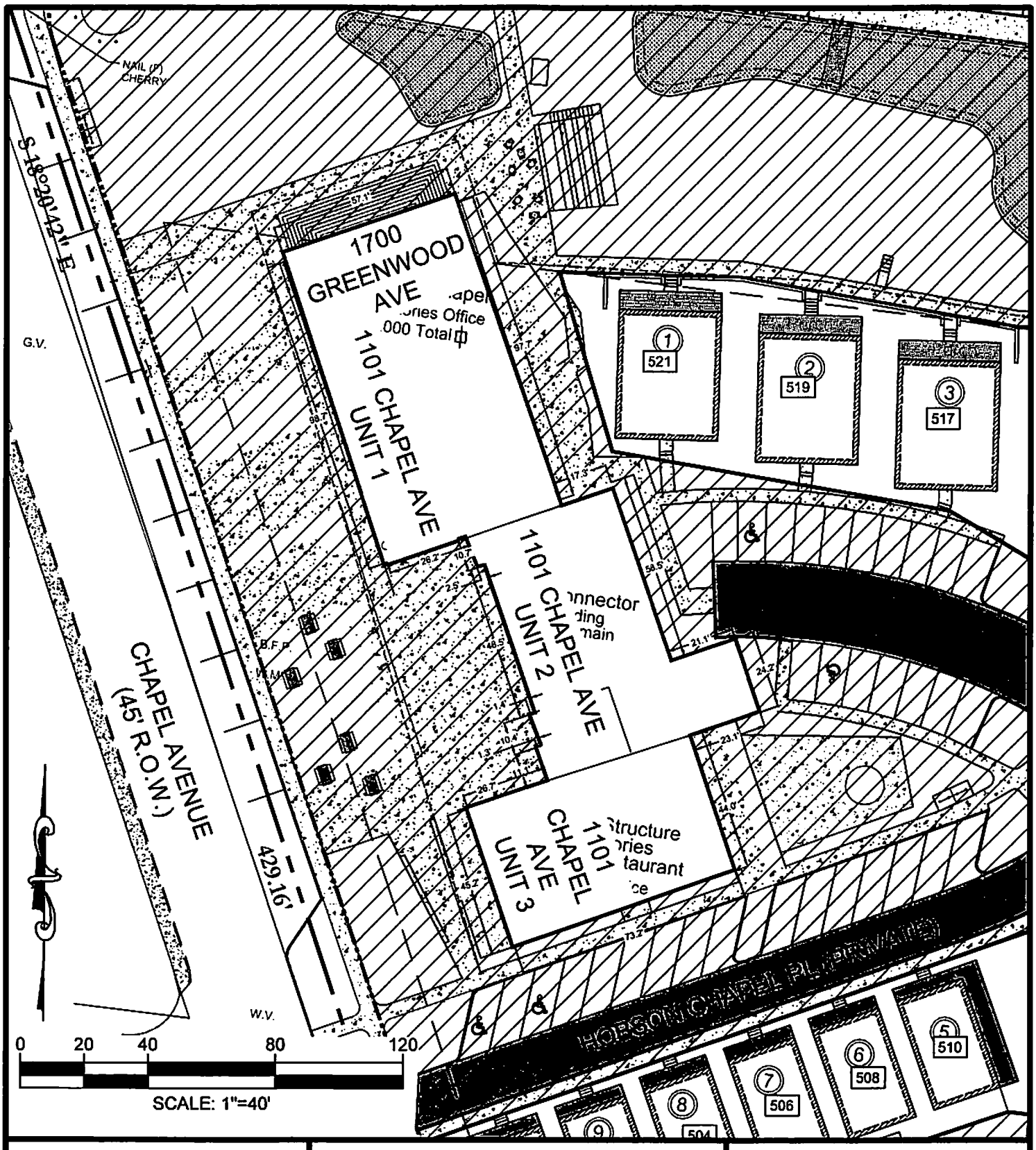
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

AN EXHIBIT FOR:

GREENWOOD VILLAGE

1716 GREENWOOD AVENUE
NASHVILLE, DAVIDSON COUNTY, TN 37209

EASTWOOD VILLAGE CONDOMINUMS



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

AN EXHIBIT FOR:

GREENWOOD VILLAGE

1716 GREENWOOD AVENUE
NASHVILLE, DAVIDSON COUNTY, TN 37209

EASTWOOD
VILLAGE
CONDOMINUMS

EXHIBIT E
DECLARANT REPRESENTATIONS & RESERVATIONS

1. Declarant's Representations. Declarant makes the following representations regarding certain characteristics of the Property.

a. Number of Units. The Property will initially contain three (3) Units.

b. Withdrawal. The Property described in the Declaration is subject to a right of withdrawal of real property by Declarant. The portion of the Property that may be withdrawn by subdivision of the Property is shown on Exhibit D.

2. Development Period. The Development rights created by this provision may be exercised at any time, but not more than five (5) years after the sale of the first Unit to a purchaser other than Declarant.

3. Development Rights. Declarant reserves the following Development Rights exercisable at Declarant's sole discretion, for the duration of the Development Period.

a. The right by amendment to create Units, Common Elements and Limited Common Elements within the Property.

b. The right to withdraw that portion of the Property as shown on Exhibit D.

c. To the extent not otherwise permitted as a right held by Unit Owners as provided in Section 66-27-313(a) of the Act, or otherwise prohibited by law, the right by amendment to subdivide Units or convert Units into Common Elements.

i. Physically combine the space within one Unit with the space within one or more adjoining Units, to re-determine the common interest of the Units so combined and to amend the Declaration to include said changes;

ii. Physically combine part or a combination of parts of the space within one Unit with part or parts of space within one or more adjoining Units, to re-determine the common interest of the Units so combined and to amend the Declaration to include said changes;

iii. Partition or subdivide any Unit owned by Declarant, to re-determine the common interest of those Units so partitioned or subdivided, and to amend the Declaration to include said changes; and

iv. Modify or remodel one or more Units into larger or smaller Units or any combination thereof, to construct, alter, relocate, or remove any walls or do any other work which may be necessary to complete such modification or remodeling, to re-determine the common interest of the Units altered, if any, and to amend the Declaration to include said changes.

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d. To allocate Limited Common Elements (other than those described in Tennessee Code Annotated Sections 66-27-302 and 66-27-304) to specific Units.

e. To grant licenses or easements for parties who are not Unit Owners to use portions of the Common Elements or Limited Common Elements or to provide for ingress and egress across the Property to other tracts of land (subject to an obligation to pay an equitable share of the Common Expenses attributable to such licensed Common Elements or Limited Common Elements).

4. Additional Declarant Rights. Declarant reserves the following easements and rights, exercisable at Declarant's sole discretion, for the duration of the Development Period.

a. The right to amend the Documents without consent of other Unit Owners or any Mortgagee, for the purpose of meeting requirements of a Mortgagee or underwriter or to correct errors.

b. An easement to benefit adjacent property in the approximate location as shown on Exhibit D.

c. Right to erect, construct, and maintain on and in the Common Elements and Units owned or leased by Declarant whatever Declarant determines to be necessary or advisable in connection with the construction, completion, management, maintenance, and marketing of the Property.

d. The right to sell or lease any Unit owned by Declarant.

e. The right of entry and access to all Units to perform warranty-related work, if any, for the benefit of the Unit being entered, adjoining Units, or Common Elements. Requests for entry must be made in advance for a time reasonably convenient for the Owner who may not unreasonably withhold consent.

5. Special Declarant Rights. Declarant reserves the following Special Declarant Rights, to the maximum extent permitted by law, which may be exercised, where applicable, anywhere within the Property.

a. The right to complete or make improvements indicated on the Plat.

b. The right to exercise any Development Right.

c. The right to maintain sales offices, management offices, signs advertising the condominium, and models pursuant to Section 66-27-315 of the Act.

d. The right to make the Property subject to a master association pursuant to Section 66-27-321 of the Act.

e. For purposes of promoting, identifying, and marketing the Regime, Declarant reserves an easement and right to place or install signs, banners, flags, display lighting, and seasonal landscaping on the Property. Declarant reserves an easement and right to maintain, relocate, replace, or remove the same from time to time within the Property.

f. Declarant has an easement and right of ingress and egress in and through the Regime, including the Common Elements and Units for purposes of constructing, maintaining, managing, and marketing the Regime, for making improvements thereto, and for discharging Declarant's obligations under the Act and this Declaration.

g. The right to appoint or remove (or to designate an agent to appoint or remove) any officer or director of the Association during the Declarant Control Period consistent with the Act.

h. The right to name any Building located on the Property and to display such name thereon.

i. The right to exercise any other rights reserved to the Declarant in this Declaration.

6. Declarant Control Period. For the benefit and protection of Unit Owners and Mortgagees, and for the purpose of ensuring a complete and orderly build out and sellout of the Property, Declarant will retain control of the Association, subject to the following:

a. Transition of Control. Declarant will comply with Section 66-27-403 of the Act regarding transition of control from Declarant to Unit Owners by phased elections of directors.

b. Termination. The duration of the Declarant Control Period will terminate no later than the earlier of (i) five (5) years after the date of the conveyance of the first Unit to a purchaser other than the Declarant; (ii) one hundred twenty (120) days after conveyance of seventy-five percent (75%) of the Units that may be created to Owners, other than Declarant; or (iii) when, in the sole opinion of Declarant, the Association is viable, self-supporting, and operational.

7. Working Capital Fund. Declarant will establish a working capital fund for the Association in an amount that is at least equal to two (2) months of Common Expense Assessments for all Units. Declarant may, at its option, receive reimbursement for its initial contributions to such working capital fund from each Unit Owner when the sale of the Unit closes or on termination of the Declarant Control Period, whichever occurs first. Contributions to the fund are not advance payments of Common Expense Assessments and are not refundable. Not later than termination of the Declarant Control Period, the fully funded working capital fund will be transferred to the Association for deposit to a segregated fund. Declarant may not use the fund to defray Declarant's expenses, reserve contributions, or construction costs, or to cover the Association's budget deficits during the Declarant Control Period. If Declarant has unsold Units on termination of the Declarant Control Period,

Declarant may reimburse itself for a Unit's pre-paid contributions from monies collected at each unsold Unit's closing.

8. Expenses of Declarant. Expenses related to the completion and marketing of the Property will be paid by Declarant and are not common expenses of the Association.

9. Declarant Obligation for Assessments. From the date of the first Common Expense Assessment until the Declarant Control Period terminates, or three years from the Declarant's first conveyance of a Unit, whichever is earlier, the Declarant shall periodically pay to the Association an amount equal to all operational expenses of the Association, less the operational expense portion of the Assessments paid by Unit Owners other than Declarant.

EXHIBIT F
INITIAL DESIGNATION OF AREAS OF COMMON RESPONSIBILITY

In addition to the Common Elements maintained by the Association, the following components generally associated with (but not necessarily part of) individually-owned Units are designated Areas of Common Responsibility, to be maintained by the Association as a common expense. Appearance on this list does not convert any component from a Common Element to a portion of a Unit, and vice versa.

1. Roofs, roofing systems, gutters, and downspouts

2. Foundation

3. Exterior surfaces of perimeter walls, beginning at the point a material is affixed to a wall stud or supporting member. For clarification, this component does not include the wall stud or support, the wall cavity, and anything affixed to the interior side of the wall. This component does include:

    a. Exterior brick and wood trim, including paint
    b. Awnings, shutters, and decorative features on the public sides of buildings
    c. Exterior light fixtures and Unit numbers on the public sides of buildings

The Association may engage a third party to provide pest control, janitorial services, landscaping, and HVAC maintenance for the Common Elements.

Although this Initial Designation is attached to the Declaration as Exhibit F, it is not part of the Declaration for purposes of amendment. The Designation of Areas of Common Responsibility may be amended, revised, and restated by the terms of the Declaration, and need not be recorded.

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EXHIBIT G
COPY OF BYLAWS

BYLAWS OF EASTWOOD VILLAGE OWNERS' ASSOCIATION, INC.

ARTICLE I
Name And Location

The name of the corporation is **EASTWOOD VILLAGE OWNERS' ASSOCIATION, INC.** (the "Corporation"). The principal office of the Corporation shall be located in Davidson County, Tennessee, but meetings of Members and Directors may be held at such places within the State of Tennessee as may be designated by Board of Directors.

ARTICLE II
Definitions

The following words, when used in these Bylaws, unless a different meaning or intent clearly appears from the context, shall have the following meanings:

Section 1. "Charter" shall mean and refer to the Charter of the Corporation.

Section 2. "Common Elements" shall mean all portions of the Condominium other than the Units and includes both general and limited common elements.

Section 3. "Condominium" shall mean and refer to the land and premises situated in Davidson County, Tennessee, more particularly described on Exhibit "A" to the Declaration for Wanderer East Condominium.

Section 4. "Corporation" shall mean the Association as defined in the Declaration.

Section 5. "Declarant" means Eastwood Village TN, LLC.

Section 6. "Declaration" shall mean that certain Declaration of Eastwood Village Condominium, applicable to the Condominium and recorded or to be recorded in the Register's Office for Davidson County, Tennessee, as the same may be amended from time to time.

Section 7. "Member" shall mean and refer to each Unit Owner as provided in Article III.

Section 8. "Occupant" is defined in the Declaration.

Section 9. "Property" is defined in the Declaration.

Section 10. "Unit" is defined in the Declaration.

Section 11. "Unit Owner" is defined in the Declaration.

ARTICLE III
Membership

Section 1. Every Unit Owner shall automatically be a Member of the Corporation.

Section 2. The rights of membership are subject to the payment of the assessments levied by the Corporation in accordance with the Declaration, the obligation of which assessments is imposed against the Unit Owner of and becomes a lien upon each Unit against which such assessments are made as provided by Articles 5 and 6 of the Declaration which are hereby incorporated herein and made a part thereof for all purposes.

Section 3. The aggregate number of votes of all Unit Owners shall be equal to the total of all Units which are subject to the Declaration, and shall be divided among the respective Unit Owners in accordance with the Declaration. All voting rights of the Unit Owners shall be governed by the Declaration.

Section 4. Eligibility to vote or serve as a representative, director or officer shall be predicated upon being a Member who must be in good standing. To be in good standing, the Member must have all assessments of every type and category paid up to date and have no outstanding financial obligations to the Corporation that are delinquent. Additionally, no Member shall be allowed to vote or hold office, nor participate in any Corporation activity or meeting, if that Member is noted within the records of the Corporation to be in violation of the Declaration or in litigation with the Corporation.

ARTICLE IV
Property Rights and
Rights of Enjoyment of the Common Elements

Section 1. Each Member shall be entitled to the use and enjoyment of the Common Elements and facilities in accordance with and subject to the terms and conditions set forth in the Declaration.

Section 2. Any Member may delegate his rights of enjoyment in the Common Elements and facilities to permitted tenants and Occupants of such Member's Unit. Such Member shall notify the Secretary of the Corporation in writing of the name of any such person and of the relationship of the Member to such person. The rights and privileges of such person are subject to suspension under Article III, Section 3 hereof, to the same extent as those of the Member.

ARTICLE V
Directors

Section 1. The number of directors of the Corporation shall be five (5). The directors shall be elected at the annual meeting of the Members, except as provided in Section 2 of this

Article. Each director elected shall hold office for three (3) years or until resignation or removal or until a successor is elected and qualified, provided that for the initial Board elected by the members two (2) Directors shall be elected for a term of three (3) years, two (2) years, and one (1) director shall be elected for a term of one (1) year. Notwithstanding the foregoing, until the first members' meeting, the members of the Board of Directors shall be directors appointed by the Declarant.

Section 2. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining at a special meeting. A director elected to fill a vacancy shall be elected for the unexpired term of such director's predecessor in office. Any directorship to be filled by reason of an increase in the number of directors shall be filled at an annual meeting of the Members or at a special meeting of the Members entitled to vote called for that purpose. Any director may be removed from the Board of Directors, with or without cause, by a majority vote of the Members at an annual meeting of the Members or at a special meeting of the Members entitled to vote called for that purpose.

Section 3. The business and affairs of the Corporation shall be managed by its Board of Directors which may exercise all such powers of the Corporation and do all such lawful acts and things which are not directed or required by statute or by the Articles or by these Bylaws or by the Declaration to be exercised and done by the Members. The power and authority of the Board of Directors shall include, but shall not be limited to, the power and authority:

(a) to elect and remove the officers of the Association as hereinafter provided;

(b) to administer the affairs of the Association and the Property;

(c) to engage and terminate the services of a Managing Agent to maintain, repair, replace, administer and operate the Property or Common Elements or any part thereof for all of the Unit Owners, upon such terms and for such compensation and with such authority as the Board may approve;

(d) to formulate policies for the administration, management and operation of the Property and the Common Elements thereof;

(e) to adopt bylaws, and rules and regulations governing the administration, management, operation and use of the Property and the Common Elements, and to amend such bylaws and rules and regulations from time to time and to exercise all powers conferred by the Declaration, the Bylaws or the rules and regulations;

(f) to provide for the designation, hiring and removal of employees, agents and independent contractors and other personnel, necessary for the general or limited common services of the Property, including accountants and attorneys, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Property and the Common Elements, and to delegate any such powers to the Managing Agent;

(g) to appoint committees of the Board and to delegate to such committees the Board's authority to carry out certain duties of the Board;

(h) to determine the fiscal year of the Association and to change said fiscal year from time to time as the Board deems advisable, but only as allowed by law;

(i) to adopt and amend budgets for revenues, expenditures, and reserves and to assess and collect assessments for common expenses from the Unit Owners;

(j) unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of the Unit Owners (as said majority is defined in the Declaration), as expressed in a resolution duly adopted at any annual or special meeting of the Unit Owners;

(k) to resolve or mediate disputes, conflicts or problems between Unit Owners;

(l) when necessary, to interpret the rules and regulations of the Association and the Declaration;

(m) institute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself or two (2) or more Unit Owners on matters affecting the Property;

(n) make contracts and incur liabilities;

(o) regulate the use, maintenance, repair, replacement and modification of Common Elements:

(p) cause additional improvements to the Common Elements;

(q) acquire, hold, encumber and convey in its own name any right, title or interest to real or personal property, but Common Elements may be conveyed or subjected to a security interest as set forth in the Declaration and permitted by Section 66-27-412 of the Act;

(r) grant easements, leases, licenses and concessions through or over the Common Elements;

(s) impose and receive any payments, fees, or charges for the use, rental, or operation of the Common Elements (other than Limited Common Elements described in Section 66-27-302(2) and (4) of the Act) and for services provided to Unit Owners;

(t) impose charges for late payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the Declaration, Bylaws and rules and regulations of the Association;

(u) impose reasonable charges for the preparation and recordation of amendments to the Declaration;

(v) impose reasonable charges for services rendered in connection with the transfer of a Unit;

(w) provide for the indemnification of its officers and members of its board of directors and maintain directors' and officers' liability insurance;

(x) assign its right to future income, including the right to receive Common Expense assessments;

(y) to establish a Master Association, as defined in Tennessee Code Annotated Section 66-27-203(17), in accordance with Tennessee Code Annotated Section 66-27-321, and to delegate any and all powers set forth in Tennessee Code Annotated Section 66-27-402, or as otherwise established by law; and

(z) to exercise all other powers and duties necessary and proper for the governance and operation of the Association and all powers that may be exercised in the State of Tennessee by legal entities of the same type as the Association, as provided by Section 66-27-402 of the Act.

ARTICLE VI
Meetings of the Board of Directors

Section 1. Meetings of the Board of Directors, regular or special, shall be held within Davidson County, Tennessee or at such other location as may be unanimously agreed to by the Directors.

Section 2. The first meeting of each newly elected Board of Directors shall be held at such time and place as shall be fixed by the vote of the Members at the annual meeting of the Members and no notice of such Meeting shall be necessary to the newly elected directors in order to legally constitute the Meeting. In the event of the failure of the Members to fix the time and place of such first meeting of the newly elected Board of Directors, or in the event that such meeting is not held at the time and place so fixed by the Members, the meeting may be held at such time and place as shall be specified in a notice given as hereinafter provided for special meetings of the Board of Directors or as shall be specified in a written waiver signed by all of the Directors.

Section 3. Regular meetings of the Board of Directors shall be held bi-monthly without notice, at such place and time as may be fixed from time to time by resolution of the Board. Should the meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 4. Special meetings of the Board of Directors shall be held when called by the President or by any two directors. Written notice of special meetings of the Board of Directors shall be given to each director at least three (3) days before the date of the Meeting.

The business to be transacted at any special meeting of the Board of Directors shall be specified in the notice or waiver of notice of such meeting.

Section 5. A majority of the directors shall constitute a quorum for the transaction of business and the act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless a greater number is required by the Articles. If a quorum shall not be present at any meeting of the Board of Directors, the directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

Section 6. Any action required or permitted to be taken at a meeting of the Board of Directors or a committee established by the Board of Directors may be taken without a meeting if a consent in writing, setting forth the action taken, is signed by all of the members of the Board of Directors or the committee, as the case may be, and such consent shall have the same force and effect as a unanimous vote at a meeting.

ARTICLE VII
Nomination and Election of Directors

Section 1. The initial Board of Directors shall be designated by the Declarant. Nomination for election of the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a chairman and two or more Members of the Corporation. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for each election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or Non-Members.

Section 2. Election to the Board of Directors shall be by secret written ballot. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VIII
Committees

Section 1. The Board of Directors, by resolution adopted by a majority of the whole Board, may, in its discretion, (i) appoint a Nominating Committee, as provided in these Bylaws, and (ii) designate representatives to perform the duties and exercise the authority in Article II of the Declaration. In addition, the Board of Directors may appoint other committees, whose members need not be directors, as deemed appropriate to carry out its purposes.

Section 2. Vacancies in the membership of any committee appointed by the Board of Directors shall be filled by the Board of Directors at a regular or special meeting of the Board of

Directors. Each committee shall keep regular minutes of its proceedings and report the same to the Board when required. The designation of an executive committee, if any, and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any member thereof, of any responsibility imposed upon it or him by law.

ARTICLE IX
Compensation of Directors

The directors of the Corporation and committee members shall serve without compensation. However, any director may be reimbursed for actual expenses incurred in the performance of his duties.

ARTICLE X
Officers

Section 1. The officers of the Corporation shall consist of a President (who shall at all times be a member of the Board of Directors), a Secretary, and a Treasurer, each of whom shall be elected by the Board of Directors.

Section 2. The Board of Directors, at the first meeting and after each annual meeting of Members, shall elect the officers of the Corporation.

Section 3. Such other officers and assistant officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors.

Section 4. All officers of the Corporation shall service without compensation.

Section 5. A quorum of the Board of Directors is deemed present throughout any meeting of the Board of Directors if persons entitled to cast fifty percent (50%) of the votes on that board are present in person or by telephone at the beginning of the meeting. If a quorum is present when a vote is taken, the affirmative vote of a majority of the Directors present is the act of the Board of Directors, except as otherwise provided in these Bylaws. Action that is required or permitted to be taken at a meeting of the Board of Directors may be taken without such a meeting if all Directors consent to taking such action without a meeting. If all Directors so consent, the affirmative vote of the number of Directors that would be necessary to authorize or take such action at a meeting shall be the act of the Board, except as otherwise provided in these Bylaws. Such consent(s) shall describe the action taken, be in writing, be signed by each Director entitled to vote, indicate each signing Director's vote or abstention on the action, and be delivered to the Secretary of the Association and included in the minutes filed with the Association's records.

Section 6. Each officer of the Corporation shall hold office for one (1) year unless he shall sooner resign or shall be removed or otherwise disqualified to serve. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors without notice whenever, in its judgment, the best interests of the Corporation will be served thereby. Any vacancy occurring in any office of the Corporation by death, resignation, removal, or otherwise

shall be filled by the Board of Directors. Any Director elected to fill a vacancy shall hold office for a term equal to the unexpired term of the Director succeeded.

The President

Section 7. The President, who shall be a Director, shall be the chief executive officer of the Corporation, shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the business of the Corporation, and shall see that all orders and resolutions of the Board of Directors are carried into effect.

Section 8. The President shall execute all leases, bonds, mortgages, deeds, amendments to the Declaration, and other written instruments and shall co-sign all checks and promissory notes, except where required by law to be otherwise signed and executed.

The Vice Presidents

Section 9. The Vice Presidents, in the order of their seniority, unless otherwise determined by the Board of Directors, shall, in the absence or disability of the President, perform the duties and exercise the powers of the President. They shall perform such other duties and have such other powers as the Board of Directors shall prescribe.

The Secretary

Section 10. The Secretary shall attend all meetings of the Board of Directors and all meetings of the Members and record all the votes and proceedings of the meeting of the Members of the Corporation and of the Board of Directors in a book to be kept for that purpose and shall perform like duties for the standing committees when required. The Secretary shall give, or cause to be given, notice of all meetings of the Members and special meetings of the Board of Directors and shall perform such other duties as may be prescribed by the Board of Directors or President. The Secretary shall keep in safe custody the seal of the Corporation and, when authorized by the Board of Directors, affix the same to any instrument requiring it, and when so affixed, it shall be attested by his/her signature or by the signature of the Treasurer.

The Treasurer and Assistant Treasurers

Section 11. The Treasurer shall have the custody of the corporate finds and securities and shall have full and accurate accounts of receipts and disbursements in books belonging to the Corporation and shall receive and deposit all moneys and other valuable effects in the name and to the credit of the Corporation in such depositories as may be designated by the Board of Directors.

Section 12. The Treasurer shall disburse the funds of the Corporation as may be authorized by the Board of Directors, taking proper vouchers for such disbursements, and shall render to the President and the Board of Directors, at its regular meetings or when the Board of Directors so requires, an account of all of his/her transactions as Treasurer and of the financial condition of the Corporation.

Section 13. The Treasurer shall co-sign all checks and promissory notes of the Corporation and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the Members. The Treasurer shall, if so determined by the Board of Directors, cause an annual audit of the Corporation's books to be made by a public accountant at the completion of each fiscal year.

Section 14. If required by the Board of Directors, the Treasurer shall, at the expense of the Corporation, give the Corporation a bond in such sum and with such surety or sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of this office and for the restoration to the Corporation, in case of his/her death, resignation, retirement, or removal from office, of all books, papers, vouchers, money, and other property of whatever kind in his/her possession or under his/her control belonging to the Corporation.

ARTICLE XI
Meetings of Members

Section 1. Meetings of the Members for the election of directors shall be held at the offices of the Corporation in Davidson County, State of Tennessee, or at such other location as shall be stated in the notice of the meeting or in a duly executed waiver of notice thereof. Meetings of Members for any purpose may be held at such place within Davidson County, Tennessee and at such time as shall be stated in the notice of the meeting or in a duly executed waiver of notice thereof.

Section 2. The first regular annual meeting of Unit Owners (the "First Meeting") may be held, subject to the terms hereof, on any date, at the option of the Board. The majority of the Directors elected at the First Meeting must be Unit Owners. The Board of Directors shall elect the officers. The Board of Directors and the officers shall take office upon election.

Meetings may be held in person, via email or teleconference or by any other means permitted by the Act. Subsequent to the First Meeting, the annual meeting of Unit Owners shall be held annually on a day in the month in which the First Meeting was held or as designated by the Board of Directors in the notice of such meeting. At the annual meeting, the Unit Owners shall elect Directors, receive reports on the activities and financial condition of the Association, and transact such other business as may properly come before the meeting. The President, or in the President's absence, some other person elected to serve as Chairman by a majority of the votes represented at said meeting, shall serve as chairman of every Association meeting and shall appoint such persons as he/she deems necessary to assist with the meeting.

Section 3. Special meetings of the Members may be called by the President or the Board of Directors and shall be called by the Secretary upon written request of Members entitled to cast twenty percent (20%) of all of the votes of the membership.

Section 4. Written or printed notice stating the place, day, and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called,

shall be delivered not less than ten (10) nor more than thirty (30) days before the day of the meeting, either personally or by mail, by or at the direction of the President, the Secretary, or the officer or person calling the meeting, to each Member entitled to vote at such meeting. The secretary or other officer specified in the Bylaws shall cause such notice to be hand-delivered, sent prepaid by United States Mail, by facsimile, or electronically to the address of each Unit or to any other physical or electronic address designated in writing or by electronic means by the Owner. The notice of any meeting must state the time, place and method of attendance of or at the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration of the Bylaws, any budget changes and any proposal to remove a director or officer. Notice may be waived in writing signed by all Owners. Attendance of any Member or director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened. A recitation in the minutes of any meeting that notice was properly given shall be prima facie evidence that such notice was given.

Section 5. Business transacted at any special meeting shall be confined to the purpose stated in the notice thereof.

Section 6. The presence at any meeting of Members entitled to cast twenty percent (20%) of all of the votes, represented in person or by proxy, shall constitute a quorum at meetings of Members except as otherwise provided in the Declaration, the Articles, or these Bylaws. If, however, a quorum shall not be present or represented at any meeting of the Members, the Members present, in person or represented by proxy, shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified.

Section 7. Other than for the election of directors, the vote of Members entitled to cast a majority of the votes thus represented at a meeting at which a quorum is present shall be the act of the Members meeting, unless the vote of a greater number is required by law, the Declaration, the Articles, or these Bylaws.

Section 8. Each Member may cast as many votes as he is entitled to exercise under the terms and provisions of the Articles on each matter submitted to a vote at a meeting of Members, except to the extent that the voting rights of any Member have been suspended in accordance with these Bylaws or the Declaration. At each election for Directors, every Member is entitled to vote at such election shall have the right to cast as many votes as he is entitled to exercise under the terms and provisions of the Articles, in person or by proxy, for as many persons as there are directors to be elected and for whose election he has a right to vote, and Members of the Corporation are expressly prohibited from cumulating their votes in any election for directors of the Corporation.

Section 9. A Member may vote, in person or by proxy, executed in writing by the Member or by his duly authorized attorney-in-fact. If a Unit is owned by more than one (1) person or entity, each owner of the Unit may vote or register protest to the casting of votes by the

other owners of the Unit through a duly executed proxy. A Unit Owner may not revoke a proxy except by actual notice of revocation to the Secretary of the Association. A proxy is void if it is not dated or purports to be revocable without notice. The duration of a proxy is governed by the Tennessee Non Profit Corporation Act, including without limitation Tennessee Code Annotated Section 48-75-205.

Section 10. The officer or agent having charge of the corporate books shall make, at least (10) days before each meeting of the Members, a complete list of the Members entitled to vote at such meeting or any adjournment thereof, arranged in alphabetical order with the address of each, which list, for a period of ten (10) days prior to such meeting, shall be kept on file at the principal office of the Corporation and shall be subject to inspection by any Member at any time during the usual business hours. Such list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any Member during the whole time of the meeting.

Section 11. Any action required by the statutes to be taken at a meeting of the Members or any action which may be taken at a meeting of the Members may be taken without a meeting in a consent, in writing, setting forth the action so taken shall be signed by all of the Members required to vote affirmatively with respect to the subject matter thereof, and such consent shall have the same force and effect as the required affirmative vote of Members.

Section 12. Any conflict between one or more provisions of these Bylaws and one or more provisions of the Articles shall be resolved in favor of the provision(s) set forth in the Articles. Any conflict between one or more provisions of these Bylaws and one or more provisions of the Declaration shall be resolved in favor of the provision(s) set forth in the Declaration.

Section 13. The order of business at all Association meetings shall be as follows:

(1) Election of Chairman, if the President is unavailable to preside;
(2) Roll call and certification of proxies;
(3) Proof of notice of meeting or waiver of notice;
(4) Reading of minutes of preceding meeting;
(5) Report of officers;
(6) Report of committees;
(7) Election of officers and directors, if necessary;
(8) Unfinished business;
(9) New business; and
(10) Adjournment.

ARTICLE XII
General Provisions

Report to Members

Section 1. The Board of Directors must, when requested by Members entitled to cast at least one-third (1/3) of all of the votes of the entire membership, present written reports of the business and condition of the Corporation.

Fiscal Year

Section 2. The fiscal year of the Corporation shall be fixed by resolution of the Board of Directors.

ARTICLE XIII
Books and Records

Section 1. The Association shall keep at all times a copy of the following records at its principal office:

(a) The name and principal address of the Declarant, the Association and the Condominium;

(b) A copy of the recorded, or if not recorded then in substantially final form to the extent available, the Declaration, Bylaws, Charter of the Association and all amendments thereto;

(c) Current rules and regulations of the Association;

(d) The most recent balance sheet, income statement and approved budget for the Association or, if there has never been an approved budget, then the projected budget, all of which shall comply with the requirements of the applicable provisions of the Tennessee Nonprofit Corporation Act. Such budget shall include, without limitation the following:

i. A statement of the amount or a statement that there is no amount, included in the budget as a reserve for repairs and replacements, and whether or not any study has been done to determine their accuracy, and if a study has been done, where the same will be made available for review and inspection;
ii. A statement of other reserves;
iii. The projected aggregate annual common expense assessment by category of expenditures for the Association;
iv. The projected monthly common expense assessment, or the method of calculating each Unit's share of such assessment, for each type of Unit;

v. A description of any indebtedness secured by the common elements or other amenities owned by the Association or available for the use of the Unit Owners; and

vi. A description of any lease affecting the Common Elements or amenities owned by the Association or available for the use of the Unit Owners;

(e) Minutes of all meetings of Association members and/or the Board of Directors of the Association, and the records of all actions taken by Unit Owners without a meeting for the previous three (3) years;

(f) The current monthly assessment and any special assessment applicable to each Unit, and the amount of any delinquencies in any assessments applicable to each Unit.

(g) Any fees or assessments due as a result of a transfer of a Unit.

(h) The amount and nature of any additional fees imposed for use by any member of the Common Elements or other amenities.

(i) Information regarding any unsatisfied judgments and current descriptions of any pending suits against the Association.

(j) All binders and Certificates of Insurance maintained by the Association, which sets forth the types of coverage, limits and deductibles of such insurance;

(k) Information regarding pending suits filed by the Association, other than the collection of delinquent assessments;

(l) Total amounts of current monthly, annual or special assessments for all Units in the Condominium that are more than sixty (60) days past due.

(m) All written communications to Unit Owners generally within the past three (3) years, including the past three (3) years' annual financial statements;

(n) A list of the names and business or home addresses of its current Directors and officers; and

(o) The most recent annual report delivered to the Tennessee Secretary of State.

Section 2. The Association, upon request from a Unit Owner, a purchaser or a lender to either of the foregoing, or their respective authorized agents, shall provide to the requesting party, within ten (10) business days following the date of the Association's receipt of such request, copies of the information set forth in Article XIII, Section 1 above, to the extent applicable, and shall also provide a statement of whether the Board of Directors is still under Declarant control and, if so, when that period of control ends. It shall be the responsibility of a Unit Owner to advise a purchaser or lender, upon request, how the Association may be

contacted. The Association will be entitled to charge a reasonable fee for providing such information which, if not paid, may be assessed against the Unit whose Owner, purchaser or lender requested such information.

When construction of a condominium is not yet complete, the Declarant, prior to the first sale of any interest in a Unit to a third-party purchaser, shall upon request, and within ten (10) business days following the date of the Declarant's receipt of such request, provide the information described herein, to the extent applicable and to the extent available, to any purchaser or prospective lender to a purchaser. If any of such information is not available within ten (10) business days following the date of such request, then it shall be provided at least ten (10) business days prior to the closing of the sale of such Unit.

The party who requested such information shall be entitled to rely on the information provided, unless such party has actual knowledge to the contrary. Any request to be made or information to be provided under this Section shall be provided in writing or by electronic means which may include, without limitation, by email or posting a web site and providing a link and access to such web site.

ARTICLE XIV
Indemnification

Section 1. The Corporation shall defend and indemnify any director or officer or former director or officer of the Corporation for expenses and costs (including attorneys' fees) actually and necessarily incurred by him in connection with any claim asserted against him, by action in court or otherwise, by reason of his being or having been such director or officer, except in relation to matters as to which he shall have been guilty of gross negligence or willful misconduct in respect of the matters in which indemnity is sought.

Section 2. If the Corporation has not fully indemnified him, the court in the proceeding in which any claim against such director or officer has been asserted or any court having the requisite jurisdiction of any action instituted by such director or officer on his claim for indemnity, may assess indemnity against the Corporation, its receiver, or trustee, for the amount paid by such director or officer in satisfaction of any judgment or in compromise of any such claim (exclusive in either case of any amount paid to the Corporation), and any expenses and costs (including attorneys' fees) actually and necessarily incurred by him in connection therewith to the extent that the court shall deem reasonable and equitable, provided, nevertheless, that indemnity may be assessed under this Section only if the court find that the person indemnified was not guilty of gross negligence or willful misconduct in respect of the matter in which indemnity is sought.

ARTICLE XV
Amendment

Declarant may amend the bylaws during the Declarant Control Period as defined in the Declaration, but within such period as provided by the Act. Subsequent to the expiration of the

Declarant Control Period, these Bylaws may be altered, amended, or repealed by the vote of at least sixty-seven percent (67%) of the Owners.

ARTICLE XVI
Declarant Control

Notwithstanding anything contained herein to the contrary, the provisions of these Bylaws shall be subject and subordinate to the Tennessee Condominium Act of 2008, as codified at Tennessee Code Annotated Section 66-27-210 et seq. (the "Act"). Subject to the Act, the Declaration provides for certain periods of Declarant control of the right to appoint and remove officers and directors of the Corporation.

TRUE COPY CERTIFICATION

I, **HEATHER A. DERRICK**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather A. Derrick
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, **HEATHER A. DERRICK**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sharon F. Muller
Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal:

