Karen Johnson Davidson County
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This instrument prepared by:
Lockland Law Group
202 South 11th Street
Nashville, TN 37206

DECLARATION
for
SUNSET CONDOMINIUM

Miles Investments, LLC, a Tennessee limited liability company ("Declarant") makes this Declaration as of the 13th day of April 2022.

AFFIRMATION OF COMMUNITY GOALS

A. The Sunset Condominium, as defined below, includes approximately 0.4 acres located along the south side of Sunset Place just west of 21st Avenue South in Nashville, Tennessee.

B. This Declaration provides for the management, operation, and maintenance of the property located within the Sunset Condominium.

D. The Declarant is recording this Declaration and will establish an owners' Association to enhance community life, institute and enforce certain covenants and restrictions, provide for the shared maintenance of common areas within the community, and allow for self-governance of the community, all through creation of the condominium structure described in this Declaration.

ARTICLE I.
SUBMISSION OF REAL ESTATE; DEFINED TERMS

Section 1.01 Submission of Real Estate. Declarant is the owner in fee simple of the real estate described in Section 2.02 located in Davidson County, Tennessee, and hereby submits said real estate, together with all easements, rights and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Property" or the "Condominium Property") to the provisions of T.C.A. §§ 66-27-201 through 603, known as the Tennessee Condominium Act of 2008 (the "Act").

Section 1.02 Defined Terms. Each capitalized term not otherwise defined in this Declaration or in the Plat (as defined below) shall have the meanings specified or used in the Act.

(a) "Owner" as used in this Declaration shall have the same definition as "Unit Owner" in Section 66-27-203 of the Act.

(b) "Mortgage" shall refer to any mortgage, deed to secure debt, deed of trust, or other transfer or conveyance of a Unit for the purpose of securing the performance of an obligation including, but not limited to, a transfer or conveyance of fee title for such purpose that has been duly recorded in the Register of Deeds Office for Davidson County, Tennessee.

(c) "Mortgagee" or "Mortgage Holder" shall mean the holder of any Mortgage.

Section 1.03 Amendment. This Declaration may only be amended in accordance with Section 66-27-317 of the Act or as expressly provided in Article VII below.

ARTICLE II.
NAMES; DESCRIPTION OF REAL ESTATE; PLAT

Section 2.01 Names.

(a) Condominium. The name of the Condominium shall be the "Sunset Condominium."

(b) Association. The name of the Association shall be the "Sunset HOA, Inc." (the "Association").

Section 2.02 Description of Real Estate. The Condominium is located in Nashville, Davidson County, Tennessee. The Condominium Property is described in Exhibit A.

Section 2.03 Plat. The Plat attached hereto as Exhibit B is made a part of this Declaration for the purpose of describing the Condominium and the Units.

ARTICLE III.
THE ASSOCIATION

Section 3.01 Authority. The business affairs of the Condominium shall be managed by the Association. The Association shall be governed in accordance with its Charter and Bylaws, as amended from time to time.

Section 3.02 Powers.

(a) The Association shall have all of the powers, authority and duties permitted pursuant to the Act necessary and proper to manage the business and affairs of the Condominium.

(b) The Association shall be governed by a Board of Directors (the "Board" or the "Board of Directors").

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

(d) The Association shall adopt Bylaws that shall govern the management, maintenance, operation and administration of the Association and the Condominium. The bylaws are attached hereto as Exhibit C (the "Bylaws").

Section 3.03 Declarant Control Period. The Declarant shall have all the powers reserved in Section 66-27-403(c) of the Act to appoint and remove officers and members of the Board of Directors until the earlier of (i) 120 days after the date by which seventy-five percent (75%) of the Units have been conveyed to Unit Owners other than the Declarant, or (ii) five (5) years after completion of the project as evidenced by the first conveyance of a Unit to a purchaser (the "Declarant Control Period").

Section 3.04 Management of Association. The Association may be managed by a professional property management company. During the Declarant Control Period, such property management company, if retained, and the scope of services provided, shall be determined by the Declarant. Upon the expiration of the Declarant Control Period, the property management company may remain engaged by the Association until such time as the Board of Directors elects to engage a different property management company.

ARTICLE IV.
UNITS

Section 4.01 Identification of Units. The Condominium Property consists of the following: (i) the Land; (ii) the two Buildings located on the Land which contain a total of eight (8) Residential Units; and (iii) all other Improvements to the Land. The designation of each Unit is set forth on the Plat. The Plat consists of a survey of the Land, a graphic description of the Improvements located thereon, including but not limited to the two

Buildings in which the Units are located, and a plot plan thereof. The Plat, together with this Declaration, is sufficient in detail to identify the Common Elements and each Unit and their relative locations. There shall pass with each Unit as appurtenances thereto (a) an undivided share in the Common Elements; (b) the exclusive right to use such portion of the Common Elements as may be provided in this Declaration; (c) an exclusive easement for the use of the airspace occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from time to time, provided that an easement in airspace which is vacated shall be terminated automatically; (d) membership in the Association with the full voting rights appurtenant thereto; and (e) other appurtenances as may be provided in this Declaration or the Act.

Section 4.02 Unit Boundaries. Except as otherwise provided herein, each Unit shall include that part of the Building containing the Unit that lies within the boundaries of the Unit. The boundaries of a Unit are as follows:

(a) Upper Boundaries. The upper boundary shall be the horizontal plane(s) formed by the lower interior surface(s) of the unfinished ceiling or roof deck ("ceiling") of the Unit's uppermost story, excluding (i) any ceiling over a Limited Common Element and (ii) any drywall, sheetrock or gypsum board, studs, paint, coating, covering, finish, millwork or other item attached to or suspended from the ceiling. In a Unit in which the ceiling forms more than one horizontal plane, the upper boundary shall include the plane(s) formed by the unfinished vertical surface(s) that join the horizontal planes.

(b) Lower Boundaries. The lower boundary shall be the horizontal plane of the upper interior surface of the unfinished floor slab of the Unit's first story, excluding (i) the 'floor slab of any Limited Common Element and (ii) any carpeting, tile, slate, wood, parquet, marble, flooring, paint, coating, covering, finish, millwork or other item.

(c) Fixtures, Mechanical Systems, Etc. All fixtures, mechanical systems, and equipment installed for the sole and exclusive use of the Unit shall be deemed a part of the Unit.

(d) Interior Divisions of Living Space. A spaces, walls, interior partitions, stairways, fixtures, and other improvements within the boundaries of a Unit as described above are a part of such Unit. Nonstructural interior walls shall not be considered a boundary of a Unit. All interior doors adjacent to interior hallways shall be deemed part of the Unit.

(e) Perimeter Boundaries. The perimetrical boundaries of the Unit shall be the vertical planes of the unfinished interior surfaces of the exterior walls bounding the Unit (as extended adjacent to the innermost surfaces of the exterior windows and their frames), extended to their planer intersections with each other and with the upper and lower boundaries, including all surfaces of the exterior windows (and their frames).

(f) Special Unit Considerations.

(i) The Unit shall not be deemed to include pipes, wires, conduits, or other public or private utility lines running through the respective Units which are utilized for or serve more than one Unit, which items are hereby made a part of the Common Elements of the Condominium.

(ii) All exterior windows (and their window frames) are hereby declared to be part of the Unit to which they are appurtenant; provided, however, that any maintenance of the exterior windows, as well as repair of broken glass or window frames from time to time, shall be performed by the Association, at its discretion, in a uniform and attractive manner, at the sole expense of the Unit Owner, which expense the Unit Owner shall pay promptly to the Association upon receipt of a statement for any such repairs.

(iii) In connection with the design and construction of each Unit and the Condominium, each Unit Owner, by acceptance of a deed conveying title to a Unit in the Condominium, shall be deemed to have agreed to the following:

1) No modification, decoration, or customization of the Unit by any Unit Owner shall involve any core drilling or penetration of the floor of the Unit, nor any alteration of the Common Elements of the Condominium, unless expressly authorized, in writing, in the manner provided in this Declaration.

2) To the fullest extent permitted by Tennessee law, Declarant makes no warranty with respect to cosmetic conditions affecting the Building or any Unit, unless the cosmetic conditions resulted from a defect in an element warranted under applicable Tennessee law. "Cosmetic conditions" means aesthetic imperfections that do not affect the working condition or functionality of an item or improvement within a Unit, including discoloration of floor coverings, wall papers, or window treatments; or minor scratches, cracks, chips, dents, scrapes and caulking imperfections in walls, flooring material, tile, fixtures or mirrors.

(g) Property Excluded from Units. A Unit shall not be deemed to include foundations, columns, girders, beams, supports, shear walls, interior load bearing walls, pillars, floors slabs, installations, facilities and equipment for water, sewer, power, gas, telecommunications, and other utility and service lines, pipes, conduits, ducts, vents and facilities which are utilized for, serve, or pass through the Common Elements or more than one Unit.

Section 4.03 Alterations of Units. A Unit Owner may make improvements or alterations to the Unit as and to the extent provided in Section 66-27-311 of the Act. Without limiting the foregoing, any improvements that would have the effect of altering the exterior appearance of a Unit or any portion of the Condominium other than the interior of the Unit are subject to the approval of the Board of Directors, at its sole discretion, upon submission of an application detailing the nature of such changes and any other information regarding such changes as may reasonably be required by the Board of Directors.

Section 4.04 Relocation of Boundaries Between Adjoining Units. Subject to the approval of the Board of Directors, the boundaries between adjoining Units may be relocated by an amendment to the Declaration as provided in Section 66-27-312 of the Act if the Owners of those Units and their respective Mortgagees submit to the Board of Directors such application as shall reasonably be required. If approved, the Association shall prepare, execute, and record an amendment to the Declaration at the expense of the Owners of the affected Units.

Section 4.05 Requirements for Approval. The Board of Directors may condition its approval of any application submitted pursuant to Sections 4.03 or 4.04 upon additional requirements related to preservation of the structural integrity, aesthetics, operating efficiency, and protection of the Condominium and other Unit Owners including, without limitation, acceptable architectural and engineering plans, maintenance of liability and worker's compensation insurance during construction, performance and payment bonds, or otherwise, the expense of which shall be borne by the affected Owners of the affected Units.

ARTICLE V.
COMMON ELEMENTS

Section 5.01 Common Elements. The Common Elements of the Condominium shall include all areas of the Condominium Property that are not otherwise designated as a portion of a Unit. All Unit Owners shall have the right to use the Common Elements, subject to the provisions of this Declaration.

Section 5.02 Limited Common Elements.

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

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

(i) The perpetual, exclusive easement to use the area of the exterior windows and doors adjacent to each Unit, which shall be limited to the Owner of the Unit to which such window or doors are attached;

(ii) The mailbox assigned to a particular Unit, to be initially assigned in the sole discretion of Declarant, that is located within the Condominium; provided, however, that the mailbox shall not be replaced, altered, or changed in any manner except in accordance with the color, style, design and quality of mailbox required by the Rules and Regulations of the Association;

(iii) Lighting and electrical fixtures outside the Unit or attached to the exterior wall of the Unit and which solely serve the Unit;

(iv) The portion of the Common Elements on which there is located any portion of the air conditioning and heating system exclusively serving a particular Unit or Units is assigned as a Limited Common Element to the Unit or Units so served;

(v) Any utility meter serving a particular Unit;

(vi) Stairways, porches, stoops, decks, and balconies attached to a particular Unit and to the extent that such items are shown on the Plat, or described in this Declaration, as part of a specific Unit.

Section 5.03 Parking. Parking spaces shall be reasonably used by the Unit Owners on a first-come basis, and subject to the Rules and Regulations as may be adopted by the Association. Notwithstanding the above, parking for Unit A is designated on the attached Plat and reserved for the exclusive use of the Owner of Unit A, their invitees, and guests. Any vehicle parked within the Common Area of the Condominium must not:

(a) Have one (1) or more missing or flat tires;

(b) Be unable to operate under its own power;

(c) Have a missing or broken windshield, or more than one broken or missing window;

(d) Have a missing fender or bumper; or

(e) Be incompliant with all applicable local or state laws relative to titling, licensing, operation, and registration for more than thirty (30) days.

ARTICLE VI.
MAINTENANCE, REPAIR AND REPLACEMENT; INSURANCE

Section 6.01 Maintenance and Assessments.

(a) Association Maintenance. The Association is responsible for the protection, maintenance, insurance, repair and replacement of all Common Elements and Property except for those Limited Common Elements or other portions of the Building which this Declaration requires the Unit Owner to maintain. The costs of maintaining the Common Elements and the Property shall be a

Common Expense. Except as otherwise provided in this Declaration, the cost of maintaining Limited Common Elements shall be borne by those Units entitled to the use and benefit of such Limited Common Elements and the costs of which shall be in proportion to each Units' percentage share of the Limited Common Expenses for such Limited Common Element. In the event any maintenance, repair and replacement of the Common Elements or Property arises from or is necessitated by the negligence, neglect or misuse of specific Unit Owners, their tenants or guests in the opinion of the Board, the cost and expense of such maintenance, repair and replacement shall be paid solely by such Unit Owners as a Special Assessment. The Association's maintenance responsibilities include, without limitation, the following:

(i) all exterior Building walls, including painting, waterproofing, and caulking, and the Building roof;

(ii) all portions of the Unit contributing to the support of the Building in which it is located, which portions shall include, but not be limited to, all exterior walls of the Building, support columns, shear walls, floor slabs, structural elements and load bearing portions of walls and partitions, excluding interior surfaces. The Association's responsibilities do not include interior wall switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within a Unit and serving only that Unit. All incidental damage caused to a Unit or Limited Common Elements by work performed or ordered to be performed by the Association shall be promptly repaired by and at the expense of the Association, which shall restore the property as nearly as practical to its condition before the damage, and the cost of such repair shall be a Common Expense, except the Association shall not be responsible for the damage to any alteration or addition to the Common Elements made by a Unit Owner or his predecessor in title or for damage to paint or other wall, ceiling or floor covering or finishes, paneling, flooring or carpet which, of necessity, must be cut or removed to gain access to work areas located behind them;

(iii) the maintenance of all planters, landscape areas, trees, shrubbery, grass and landscaping, and all parking, pedestrian, recreational and open areas in the Common Elements.

(b) Owner Maintenance. Each Unit Owner is responsible, at such Unit Owner's own expense, for all maintenance, repairs, and replacements of the Unit Owner's Unit and those Limited Common Elements which are not to be maintained by the Association pursuant to this Declaration. The Unit Owner's responsibilities for maintenance include, without limitation, the maintenance, repair and replacement of: (i) the entire Unit, including, without limitation, all maintenance, repair and replacement of screens, windows and window glass and sliding and fixed glass doors; (ii) all doors within or affording access to the Unit; (iii) all drywall, sheetrock or gypsum board, all studs, and all non-load-bearing walls; (iv) all built-in shelves, cabinets, counters, storage areas and closets; (v) all electrical, mechanical and plumbing lines, pipes, fixtures, equipment, switches, wires, valves, drains, conduits, ducts, electric lines, outlets (including connections) and other facilities for the furnishing of utility and other services serving exclusively the Unit; (vi) the circuit breaker panel and all electrical wiring for the Unit from the meter to the electrical panel in the Unit; (vii) appliances, water heaters, smoke alarms and exhaust or vent fans; (viii) all air conditioning, and heating equipment, thermostats, ducts and installations serving the Unit exclusively; (ix) carpeting and other floor coverings; (x) door and window hardware and locks; (xi) shower pans; (xii) the main water supply shut-off valve for the Unit; (xiii) all furniture, furnishings and personal property contained within the respective Unit; (xiv) other facilities or fixtures which are located or contained entirely within the Unit and serve only the Unit; (xv) all interior surfaces, including without limitation all paint, coatings, coverings, finishes, millwork or other item attached to or suspended from the

ceiling, walls or floors; and (xvi) all other maintenance or repair of or replacements involving a Unit as contemplated and authorized under this Declaration.

(c) Other Unit Owner Responsibilities.

(i) Balconies, Patios and Terraces. Where a Limited Common Element consists of a balcony, patio or terrace, the Unit Owner who has the right of exclusive use of the area shall be responsible for the day to day cleaning and care of the following: walls, floor, ceiling, railings, and gates, if any; all fixed glass and sliding glass doors providing access to the area; and the wiring, electrical outlet(s) and fixture(s) thereon, if any, and the replacement of light bulbs. The Association shall be responsible for the maintenance, repair and replacement of the Building support columns and concrete slabs, structural elements, as well as the walls, railings, and gates as General Common Expenses. Although the Unit Owner shall be responsible for day-to-day cleaning and care of such Limited Common Element, all painting and maintenance of the exterior surfaces and structures of the Building and the balconies, patios and terraces shall be the responsibility of the Association and shall be a Common Expense.

(ii) Interior Decorating. Each Unit Owner is responsible for all decorating within its Unit, including interior surfaces, including without limitation all paint, coatings, coverings, finishes, millwork or other item attached to or suspended from the ceiling, walls or floors, window treatments, lamps and other light fixtures, and other furnishings and interior decorating.

(iii) Flooring. The Association shall have the right to adopt Rules and Regulations to reduce the transmission of noise created by normal usage to adjoining Units and those on the floor above and below a Unit. The Rules may include measures prescribing the floor coverings for the Units or require the Unit Owner to cover all or a designated percentage of such hard-surface flooring with a rug.

EACH UNIT OWNER, BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE OF HIS UNIT, HEREBY ACKNOWLEDGES AND AGREES THAT SOUND AND IMPACT NOISE TRANSMISSION IN A MULTI-FLOOR BUILDING SUCH AS THE CONDOMINIUM IS VERY DIFFICULT TO CONTROL, AND THAT NOISES FROM ADJOINING OR NEARBY UNITS AND OR MECHANICAL EQUIPMENT CAN AND WILL BE HEARD IN UNITS. THE DEVELOPER DOES NOT MAKE ANY REPRESENTATION OR WARRANTY AS TO THE LEVEL OF SOUND OR IMPACT NOISE TRANSMISSION BETWEEN AND AMONG UNITS AND THE OTHER PORTIONS OF THE CONDOMINIUM PROPERTY, AND EACH UNIT OWNER HEREBY WAIVES AND EXPRESSLY RELEASES, TO THE EXTENT NOT PROHIBITED BY APPLICABLE LAW AS OF THE DATE OF THIS DECLARATION, ANY SUCH WARRANTY AND CLAIM FOR LOSS OR DAMAGES RESULTING FROM SOUND OR IMPACT NOISE TRANSMISSION.

(d) Assessments. Pursuant to Section 66-27-414 of the Act, and as set forth in the Bylaws, the Association shall make assessments against the Units for Common Expenses ("General Assessments"), together with Working Capital Fund Assessments and Special Assessments as provided in Sections 6.04 and 6.05 below (collectively, "Assessments").

Section 6.02 Expense Allocation. Any Common Expense associated with the maintenance, repair or replacement of the Common Elements shall be assessed against all Units in accordance with the provisions contained in Article VIII of this Declaration, except that any expense associated with a Limited Common Element shall be assessed against the Unit or Units to which the Limited Common Element has been assigned.

Section 6.03 Reserves. The Association shall establish and maintain an adequate reserve for the replacement of improvements to the Common Elements, which shall be

funded from the General Assessment on the Units in accordance with the Expense Allocation described above.

Section 6.04 Capital Fund Assessments. Each Unit Owner, excluding Declarant, shall also pay to the Association at closing an assessment fee equal to Three Hundred Fifty and no/100 Dollars ($350.00) to be placed in a capital escrow fund (the "Capital Fund") to be used for maintenance, repair and improvement of the Common Elements (the "Capital Fund Assessment"). This Capital Fund Assessment shall be in addition to the regular General Assessments provided for above and shall be used solely for the benefit of the Association. A Capital Fund Assessment shall be collected from each new Owner at the closing of the purchase of a Unit from the Declarant, and at the closing of each subsequent sale of a Unit. If not collected and paid at closing, a new Owner shall pay this Assessment to the Association within thirty (30) days of becoming an Owner. The Board of Directors may change the amount of this Assessment from time to time. The full amount of the Capital Fund Assessments, minus any portion thereof used as utility or other deposits, must be available to the Association upon the expiration of the Period of Declarant Control.

Section 6.05 Special Assessment. In addition to the General Assessments and Capital Fund Assessments, the Board may levy, during any calendar year or fiscal year, special assessments against the Units applicable only to that year, to be used solely to defray, in whole or in part, the cost of any construction, reconstruction, or unexpected repair or replacement of a capital improvement located within the Common Elements, including the necessary fixtures and personal property related thereto ("Special Assessments"). The Board may levy a Special Assessment against all Units for such expenses as a whole, or against the Units appurtenant to applicable Limited Common Elements.

Section 6.06 Insurance. The Association and each Unit Owner shall maintain insurance as provided in Article VIII of the Bylaws.

Section 6.07 Repair or Replacement after Casualty or Condemnation or Otherwise. Any portion of the Condominium that is damaged or destroyed or condemned shall be repaired or replaced promptly by the Association or Unit Owner responsible for the maintenance thereof, except as provided for in Section 66-27-413(h)(1) of the Act. All insurance proceeds shall be used only for the purpose of rebuilding, and any reconstruction or repair of the Condominium or any Unit located therein shall be in accordance with the Declaration or any additional declaration applicable thereto and the original plans and specifications for the affected portion of the Condominium, unless otherwise approved by the vote of Unit Owners possessing at least eighty percent (80%) of the total percentage of ownership in the Condominium and the consent of Mortgagees that represent at least fifty-one percent (51%) of the votes of Units that are subject to Mortgages, provided, however, that any Mortgagee who receives written notice via certified or registered mail, return receipt requested, of such a proposal and fails to deliver or mail to the requesting party a negative response within sixty (60) days following receipt of notice of such proposal shall be deemed to have approved such modification.

ARTICLE VII.
DEVELOPMENT RIGHTS AND OTHER SPECIAL DECLARANT RIGHTS

Section 7.01 Development Rights. The Declarant reserves the following Development Rights:

(a) Prior to the first conveyance of any Unit to a person other than the Declarant, the right to amend this Declaration and the Plat for any purpose, including the purpose of altering the boundaries between adjoining Units and changing the allocated percentage of ownership allocated to such Units;

(b) The right to the Unit boundaries after Unit(s) have been sold, but only involving two (or more) adjacent, unsold Units;

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

of Units to which these specified areas shall become appurtenant as provided in Section 5.02 of this Declaration;

(d) The right to grant licenses per Section 66-27-203(12)(D) of the Act for parties who are not Unit Owners to use portions of the Common Elements or Limited Common Elements, subject to an obligation to pay an equitable share of the Common Expenses attributable to the licensed Common Elements or Limited Common Elements;

(e) The right to establish one or more exterior audio, television, microwave or other antennae or antennae dish or signal capture and distribution device as a Common Element for the Condominium as set forth in Section 9.01(d) of this Declaration;

(f) The right to revise the Declaration for any purpose which does not create a material detriment to any Owner of a Unit which is owned by anyone other than the Declarant;

(g) The right to exercise any other rights reserved to the Declarant in this Declaration or set forth in Sections 66-27-203(12) and 66-27-310 of the Act.

Section 7.02 Special Declarant Rights. The Declarant reserves the following Special Declarant Rights:

(a) The right to exercise any Development Right pursuant to Section 7.01 of this Declaration or Section 66-27-310 of the Act;

(b) The right to complete or make improvements indicated on the Plat;

(c) The right to maintain sales offices, management offices, signs advertising the Condominium, and models in Units or on the Common Elements during the Declarant Control Period;

(d) The right to reserve, convey to a third party, use, and permit others to use, easements through the Common Elements and, prior to the initial sale of a given Unit, through one or more Units, as may be reasonably necessary for the purpose of discharging the Declarant's obligations under the Act and this Declaration, to facilitate the construction, development, and/or operation of the Condominium in accordance with Section 10.03 below, or to exercise any Development Right, or other Special Declarant Right;

(e) The right to annex property, as provided in Article XIV;

(f) The right to appoint or remove any officer of the Association or any Director during the Declarant Control Period;

(g) The right to increase the total number of non-owner occupied Units within the Development;

(h) The right to record Master Deed Restrictions that will regulate the design, construction, and modification of buildings and other improvements within the Condominium; and

(i) The right during the Declarant Control Period unilaterally to amend this Declaration to comply with the requirements of the U.S. Department of Housing and Urban Development ("HUD"), Federal National Mortgage Association ("FNMA"), the Federal Housing Authority ("FHA"), The Federal Home Loan Mortgage Corporation ("FHLMC"), the Veteran's Administration ("VA"), or other mortgage lending programs that provide financing for the purchase of Units or units in new condominiums created by submitting a Unit to an additional declaration.

ARTICLE VIII.
ALLOCATED INTERESTS

Section 8.01 Allocated Interests. The undivided interest in the Common Elements and the Common Expense liability in the Association are allocated to each Unit as set forth in Exhibit D. The Common Elements and Common Expense liability allocated to each Unit have been calculated on a pro rata basis among all the Units in the Condominium, based upon the gross number of square feet contained within each Unit, while voting rights have been allocated to each Unit on a one vote per Unit basis, to be cast as set forth in the Bylaws. In accordance with Section 5.02, Limited Common Elements may be allocated to the Units as specified by the Declarant per this Declaration, an Amended Declaration, the Plat, or an Amended Plat.

ARTICLE IX.
RESTRICTIONS ON USE, ALIENATION AND OCCUPANCY

Section 9.01 Use and Occupancy Restrictions. In addition to other obligations and duties set forth in this Declaration and subject to the Special Declarant Rights reserved by the Declarant, each Unit Owner or Occupant of a Unit shall abide by the following use restrictions and any rules and regulations adopted by the Association that are not inconsistent with the provisions set forth herein or the exhibits hereto. In addition to any rights the Association may have against the Owner's family, guests, tenants or Occupants as a result of such person's violation of the Condominium Documents, the Association may take action under this Declaration against the Owner as if the Owner committed the violation in conjunction with the Owner's family, guests, tenants or Occupants. In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be used and occupied in compliance with, the following provisions and every Unit Owner shall do and perform the following:

(a) Permitted Use. No part of the Units or the Common Elements may be used for purposes other than residential housing or as otherwise allowed by the applicable Metro zoning ordinance.

Further, each Owner shall:

1. Signs; Advertising; Aerials. Show no sign, advertisement or notice of any type on the Common Elements, Limited Common Elements, or the Unit, including but not limited to "For Sale" or "For Rent" signs, nor shall any such signs be posted within a unit in such a manner as to be visible from the exterior of the Unit. The Unit Owner shall erect no exterior antennas or aerials, antenna masts, towers, satellite or direct TV dishes or other similar devices, except as required to be permitted by law and as provided in uniform regulations promulgated by the Association. This provision shall not apply to the Declarant during the Declarant Control Period.

2. Exterior Appearance. Not hang any laundry, garments or other objects which are visible from the outside of the Unit. Decorative window coverings shall not include any type of reflective film on any glass windows or doors (it being acknowledged that such material may compromise the integrity of the glass). No items requiring electrical power, including, but not limited to, holiday lights, are allowed to be placed or installed over any exterior balcony railings.

3. Personal Property of Unit Owners. Personal property of Unit Owners, including without limitation bicycles, motorcycles, mopeds, and similar items, shall be kept entirely within a Unit when not in use or within areas designed for such.

(b) Improper Activities. No unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements by any Unit Owner or Unit Owner's contractors, assigns, employees, or invitees, nor shall anything be done which may

be or become an annoyance or a nuisance to the owners of Units. If any Unit Owner does or permits anything to be done or keeps or permits anything to be kept in their Unit that results in an increase the rate of insurance on the Condominium, said Unit Owner shall reimburse the Association for the amount of any such increase.

(c) Nuisance and Noise. The Units in the Condominium are built in close proximity to one another, resulting in the sharing of common walls, floors and ceilings. As a result, noise and vibration may be detectable between Units or between Units and the Common Elements. Therefore, an Owner or Occupant SHALL NOT conduct activities within a Unit or use a Unit in a manner that unreasonably interferes with or causes disruption to the use and quiet enjoyment of another Unit by its respective Owner and Occupant.

Furthermore, noxious, destructive or offensive activity SHALL NOT be carried on within any portion of the Condominium. No Owner or Occupant of a Unit may use or allow the use of the Unit or any portion of the Condominium at any time, in any way or for any purpose which may endanger the health, unreasonable annoy or disturb or cause embarrassment, or discomfort to other Owners or Occupants, or in such a way as to constitute, in the sole opinion of the Board of Directors, a nuisance. In addition, no Owner or Occupant of a Unit may use or allow the use of a Unit or the Common Elements in any manner that creates disturbing noises, including, without limitation, use of stereo speakers or equipment that will, in the sole discretion of the Board of Directors, unreasonably interfere with the rights, comfort or convenience of the other Owners or Occupants. Nothing herein, however, shall be construed to affect the rights of an aggrieved Owner to proceed individually for relief from interference his property or personal rights.

(d) Antennae. No exterior radio, television, microwave, or other antennae, antennae dish, or signal capture or distribution device shall be permitted outside any Unit except to the extent such prohibition is not permitted by applicable law. The Declarant or the Association may establish one or more exterior audio, television, microwave, other antennae or antennae dish, or signal capture and distribution devices as Common Elements for the Condominium.

(e) Rules and Regulations. In addition to the restrictions set forth in this Section, the use of Units and the Common Elements shall be subject to such Rules and Regulations as may be adopted by the Declarant of Board of Directors for Sunset Condominium.

Section 9.02 Restrictions on Alienation. A Unit shall be subject to the following restrictions on alienation:

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

(b) A Unit may be leased or rented subject to reasonable Rules and Regulations as may be adopted by the Board of Directors in regard to leases and rental agreements. All leases must be in writing and shall incorporate the provisions of this Declaration and the Bylaws. All leases must be presented or transmitted in their complete form to the Board of Directors, upon request from same. Notwithstanding any provision to the contrary in this Declaration, any revision to the leasing requirements and restrictions as stated herein must have unanimous written agreement from all Unit Owners.

ARTICLE X.
PLAT

Section 10.01 Recording Data. The Plat shows all information required by Section 66-27-309 of the Act. In addition, the Condominium may be subject to other easements or licenses granted by the Declarant pursuant to Sections 7.02 and 10.03 of this Declaration.

Section 10.02 Access Easements.

(a) Declarant hereby reserves, grants, and conveys to the Association, together with its duly authorized agents and representatives, such easements across, on, and under the Common Elements as are necessary to perform the duties and obligations of the Association as set forth in this Declaration, Bylaws, and any duly adopted Rules and Regulations of the Association.

(b) Each Unit shall be subject to an easement for access in favor of an adjoining Unit and the Association to make necessary repairs upon such adjoining Unit, the structure therein, and any adjoining Common Element provided, however that:

(i) Any damage caused by such entry shall be repaired at the expense of the Owner whose Unit was the cause of the repair work that led to such entry, or as a Common Expense if the Common Elements were the cause of such need for repairs;

(ii) Any such entry shall be made only at reasonable times approved in advance by, and with as little inconvenience as possible to, the Owner of the entered Unit;

(iii) In no event shall the easement be deemed to permit unauthorized entry into the interior portion of any Unit.

Section 10.03 Easements for Utilities. The Declarant during the Declarant Control Period, and the Association thereafter, shall have the right to grant easements across, under, and over the Common Elements to utility companies, governmental authorities, or between adjoining Units, for the purpose of securing the provision of utilities and rights of parking or ingress and egress to the Condominium or to dedicate a portion of the Common Elements to an appropriate governmental authority or public utility in furtherance of the foregoing purposes.

Section 10.04 Right of Entry. The Association shall have the right to enter into any Unit for emergency, security, and safety, which right may be exercised by the Association's Board of Directors, officers, agents, employees, or managers in the performance of their respective duties. Except in emergency situations, entry shall only be during reasonable hours and after notice to the Owner. This right of entry shall include the right of the Association to enter a Unit to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition upon request by the Board. The Board may levy a Special Assessment against any such Owner equal to the cost and expense incurred by the Association in curing such condition.

ARTICLE XI.
ASSESSMENT LIENS

Section 11.01 Interest on Assessments. At the discretion of the Board, any past due Assessment charged to a Unit Owner shall bear interest at the maximum effective annual rate of interest as permitted by Tennessee law (or if no such rate is established, twelve percent (12%) per annum) ("Interest").

Section 11.02 Lien. All Assessments together with Interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Unit against which each Assessment is made. Each Assessment, together with Interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person or entity that was the Owner of such Unit at the time the Assessment arose, and the grantee of such Unit Owner shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except, in accordance with Section 12.01(c)(2) below, no first Mortgagee who obtains title to a Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid Assessments which accrued prior to such

acquisition of title other than six (6) months (or less) of a Unit's unpaid General Assessments, together with the costs of collecting such unpaid General Assessments.

Section 11.03 Power of Sale. The Association's lien for Assessments may be enforced in like manner as a deed of trust with power of sale in accordance with T.C.A. §35-5-101, et. seq., provided that the Association shall give notice to the Unit Owner and to all lienholders of record prior to the first publication of notice as required under such section and T.C.A. §66-27-415. Subject to compliance with such requirements, the Association may sell the Unit at public auction for cash, and in bar of the statutory right and any equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which are hereby waived; and the Association shall apply the proceeds from such sale as follows: First to the payment of all costs and expenses of such sale, including attorneys' and trustees' fees and expenses incurred in connection with the sale and Unit Owner's default; Second to the payment of the Assessment and interest thereon; Third, the surplus, if any, to the parties legally entitled thereto.

ARTICLE XII.
RIGHTS OF MORTGAGEES

Section 12.01 Additional Rights of Mortgage Holders and Other Parties. The following provisions are intended for the benefit of each Mortgage Holder, and to the extent that any other provisions of this Declaration conflict with the following provisions, the following provisions shall control:

(a) Consent of Mortgagees Required for Certain Material Changes. In addition to any other provisions of this Declaration or the Act that set forth particular requirements for amendment of this Declaration, the consent of Mortgagees that represent at least fifty-one percent (51%) of the Units that are subject to mortgages held by Mortgagees shall be required (i) for any amendment to this Declaration which is of a material adverse nature to the rights of Mortgagees or (ii) to otherwise add or amend any provisions of this Declaration which establish, provide for, govern or regulate any of the following changes that do not involve the exercise of Development Rights or Special Declarant Rights expressly reserved under Article VII hereof :

(i) Redefinition of any Unit boundaries;

(ii) Convertibility of Units into Common Elements or vice versa;

(iii) Any provisions that expressly benefit Mortgage Holders, insurers, or guarantors;

(iv) Voting rights;

(v) Increases in Assessments that raise the previously assessed amount by more than twenty-five percent (25%), Assessment liens, or the priority of Assessments;

(vi) Reduction in reserves for maintenance, repair and replacement of Common Elements;

(vii) Insurance or fidelity bonds;

(viii) Imposition of any restriction on the transfer of a Unit;

(ix) Restoration or repair of the Condominium (after damage or partial condemnation) in a manner other than that specified in the Declaration;

(x) Any provisions that expressly benefit Mortgage Holders, insurers, or guarantors; and

(xi) Termination of the legal status of the Condominium after substantial destruction or condemnation or for other reasons.

Notwithstanding the foregoing, the Condominium may not be terminated except with the written approval of Mortgagees that represent at least eighty percent (80%) of the Units that are subject to Mortgages.

(b) Notice to Mortgagees and Guarantors. Each Mortgagee, insurer or guarantor of a Mortgage on a Unit, shall be furnished written notice by the Association in the event of the occurrence of:

(i) any material damage to or destruction of the Units or Common Elements (for such purposes, any damage or destruction affecting any portion of the Common Element to the extent of Ten Thousand Dollars ($10,000.00) or more of their value, or, if damage, destruction or taking shall occur to said mortgaged Unit, to the extent of Two Thousand Dollars ($2,000.00) of its value or more, shall be deemed material);

(ii) any condemnation proceeding affecting the Unit or any material portion of the Condominium;

(iii) any delinquency of sixty (60) days or more in the payment of Assessments or other charges owed by the Owner of any Unit on which such Mortgage Holder holds a Mortgage;

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

(v) any proposed action which would require the consent of a specified number of Mortgagees pursuant to the terms of this Declaration.

(c) First Mortgagee's Rights Confirmed. Notwithstanding any provision of this Declaration or the Bylaws to the contrary, first Mortgagees shall have the following additional rights:

(i) The distribution to a Unit Owner of insurance proceeds or any condemnation award for losses to or a taking of a Unit or Common Elements shall at all times be subject to the terms of the first Mortgage Holder's Mortgage, and no provision hereof shall be deemed to give a Unit Owner or any other party priority over any rights of the first Mortgagees of Units pursuant to their Mortgages in respect to the distribution of such awards or proceeds.

(ii) Any first Mortgagee who obtains title to a Unit through foreclosure or pursuant to the remedies under its first on such Unit shall not be liable for any Assessments other than six (6) months (or less) of the Unit's unpaid general Assessments, together with the costs of collecting such unpaid general Assessments as is permitted hereunder.

(iii) The right to examine current copies of this Declaration, the By-Laws, the Charter, rules and regulations and the books, records and financial statements of the Association during normal business hours.

(iv) The right to receive, without any charge and within a reasonable time after such request, the annual financial statement which is prepared and distributed by the Association to the Unit Owners at the end of its fiscal year, and if expressly requested by any of the agencies or corporations which has an interest or prospective interest in the Condominium (HUD, FNMA, FHLMC, or VA) an audited financial statement for the immediately preceding fiscal year.

(d) Deemed Approval by Mortgagees. Any Mortgagee who receives written notice via certified or registered mail, return receipt requested, of a

proposal to approve amendments or other actions requiring the consent of Mortgagees and fails to deliver or mail to the requesting party a negative response within sixty (60) days following receipt of notice of such proposal shall be deemed to have approved such request.

(e) No Impairment of Mortgagees' Rights. Notwithstanding anything to the contrary herein contained, the provisions of Section 9.02 governing leases of Units shall not apply to impair the right of any Mortgagee to:

(i) foreclose or take title to a Unit pursuant to remedies contained in its Mortgage; or

(ii) take a deed or assignment in lieu of foreclosure in the event of default by a mortgagor; or

(iii) sell, lease, or otherwise dispose of a Unit acquired by the Mortgagee.

Section 12.02 Notice to Association. Upon request, each Unit Owner shall be obligated to furnish to the Association the name and address of any Mortgagee encumbering such Owner's Unit.

ARTICLE XIII.
LIABILITY AND ENFORCEMENT ACTIONS

The Association or any Unit Owner shall have the right to prosecute any proceedings at law or in equity against any person or persons violating any of the provisions of this Declaration, the Bylaws, or any Rules and Regulations of the Association, and to obtain relief by way of injunction, money damages, or both. No delay or omission on the part of the Association or a Unit Owner in exercising any right, power or remedy herein provided in the event of any breach of the foregoing covenants shall be construed as a waiver thereof or acquiescence therein. In the event any provision of the foregoing covenants shall be held invalid by judgment or court order, it shall not be deemed to affect any of the other covenants contained herein, which shall continue and remain in full force and effect. In the event that any of the foregoing covenants shall be declared void by a court of competent jurisdiction by reason of the period of time herein stated for which the same shall be effective, then the term of such covenant shall be reduced to the maximum period of time allowed by the laws of the State of Tennessee. Should the Association or an aggrieved Unit Owner employ counsel to enforce any of the foregoing covenants, the Association or such Unit Owner, as the case may be, shall be entitled to recover from the breaching Unit Owner the attorney's fees and expenses incurred in such action, provided the Association or such Unit Owner ultimately prevails in such action.

ARTICLE XIV.
ANNEXATION OF ADDITIONAL PROPERTY / LEGAL PHASING

Section 14.01 Expansion. Declarant may, from time to time, add additional property and/or additional Units to the Condominium. All such additions shall be subject to the other requirements and limitations of this Article XIV. Declarant shall record amendments to this Declaration to reflect such annexation or legal phasing.

Section 14.02 Allocations. Upon the annexation of property upon which additional Units exist, the Allocated Interest of each Owner, as specified in Exhibit D, shall be recomputed to reflect the total number of Units.

Section 14.03 Nature of Improvements. Buildings located on any property annexed to the Condominium shall be of type and quality comparable to those constructed in the original Condominium.

ARTICLE XV.
ELECTION OF BOARD OF DIRECTORS

Section 15.01 Election of Board of Directors. Members of the Board of Directors of the Association shall be appointed or elected as set forth in the Bylaws.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by a duly authorized agent this 13 day of April 2022.

DECLARANT:
Miles Investments, LLC.,
a Tennessee limited liability company

By: _____

Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank Miles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Miles Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 13 day of April 2022.

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires:

9/8/25

EXHIBIT A

DESCRIPTION OF LAND

Land in Davidson County Tennessee being part of Lot 18-20 as described on the Map of Linden Place, of record in Book 547, Page 12- and 122, Registers office for said County. And being the same property originally described in Book 4647, Page 745, Registers office for Davidson County Tennessee.

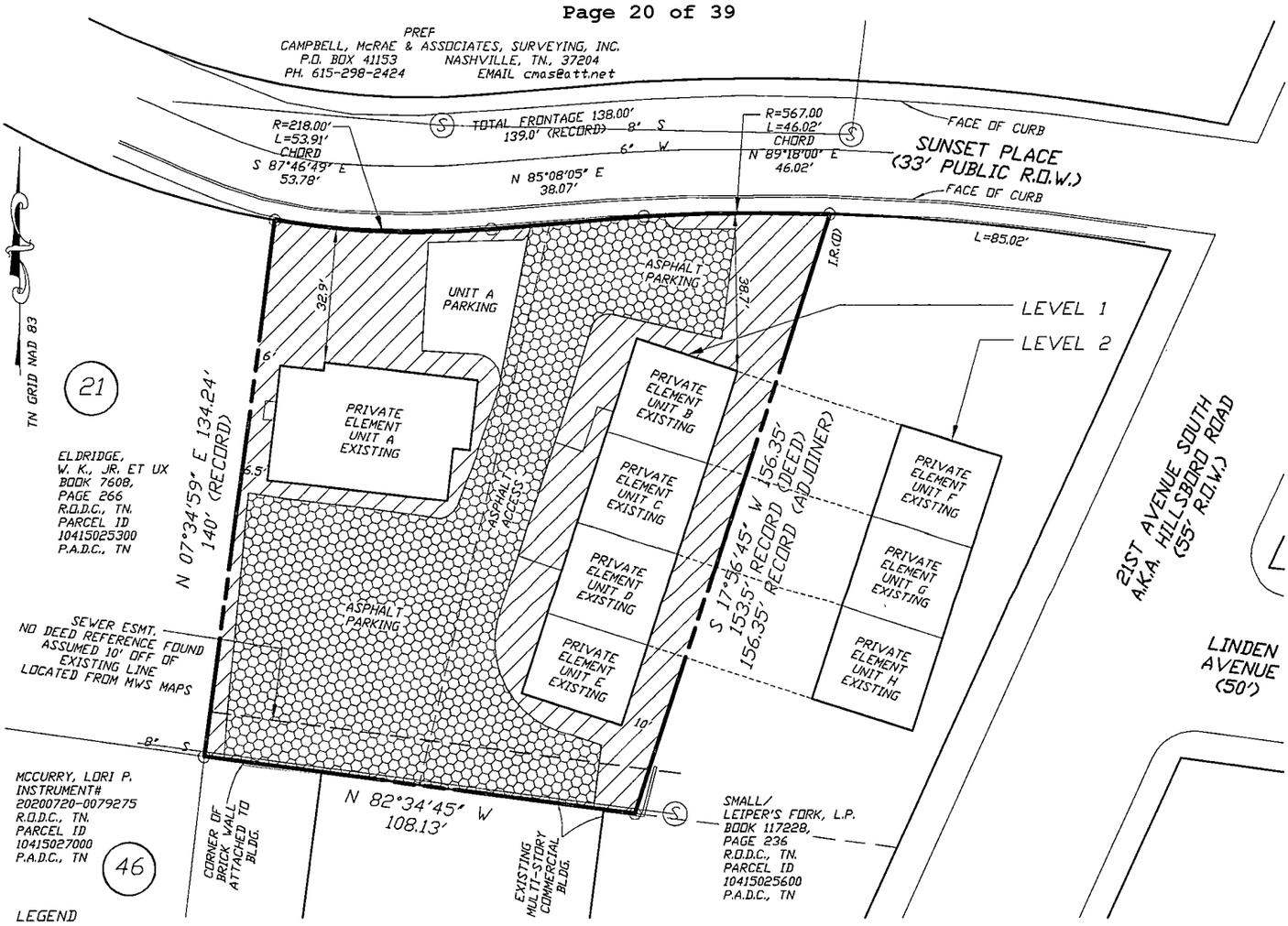
Beginning at an iron rod (new) on the southerly margin of Sunset Place, said rod being the northeast corner of lot 21, map of Linden Place (Book 547, Page's 121 & 122 R.O.D.C., TN), owned by W.K. Eldridge, Jr. (Book 7608, Page 266 R.O.D.C., TN) and being located S 70°02'58" E 76.80 feet from an iron rod (old) at the northwest corner of said lot 21; thence with said southerly margin, with a curve to the left with a radius of 218.00 feet, a chord bearing and distance of S 87°46'49" E 53.78 feet for an arc length of 53.91 feet to a point; thence N 85°08'05" E 38.07 feet to a point; thence with a curve to the right with a radius of 567.00 feet, a chord bearing and distance of N 89°18'00" E 46.02 feet for an arc length of 46.02 feet to an iron rod (old) at the northwest corner of the small / Leiper's Fork, L.P. land (Book 11728, Page 236 R.O.D.C.,TN); thence leaving said southerly margin with said small / Leiper's Fork line S 17°56'45" W 156.35 feet to an iron (old); thence N 82°34'45" W 108.13 feet to an iron rod(old) at the southeast corner of said Eldridge and the northeast corner of lot 46 of said Linden Place owned by Lori P. McCurry (Instrument # 20200720-0079275 R.O.D.C., TN); thence with said Eldridge N 07°34'59" E 134.24 feet to the point of beginning the described parcel of land containing 17285.40 sq. Ft. or 0.40 acres more or less according to a boundary survey dated 1-8-22 prepared by Campbell, McRae & Associates, Surveying, Inc., P.O. Box. 41153, Nashville, Tn 37204 certified by John Hood TN. R.L.S.# 1838.

Being the same property conveyed to 2105 Sunset LLC, a Tennessee limited liability company by Warranty Deed from Penny Jackson Ragsdale, unmarried of record in Instrument No. 20210713-0093751, Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 13, 2021.

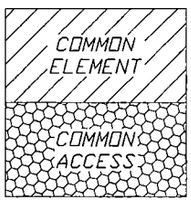
Being the same property conveyed to Miles Investments, LLC, a Tennessee limited liability company by Warranty Deed from 2105 Sunset LLC, a Tennessee limited liability company, of record in Instrument No. 20220302-0023782, Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 2, 2022.

EXHIBIT B

PLAT OF SUNSET CONDOMINIUM



LEGEND
W = WATER LINE (RECORD)
S = SEWER LINE (RECORD)
OHL = OVERHEAD LINES
E/P = EDGE PAVEMENT
U/P = UTILITY POLE
F.H. = FIRE HYDRANT
M.B.S.L. =MINIMUM BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY DRAINAGE EASEMENT
L.C.E. = LIMITED COMMON ELEMENT



ACCORDING TO METRO GIS MAPS PROPERTY IS ZONED OR20 VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS PROVIDED TO SURVEYOR.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY.

CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.



THIS EXHIBIT WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07, CHAPTER 0820-3 STANDARDS OF PRACTICE, RULES OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS EXHIBIT CONTAINS ALL INFORMATION REQUIRED BY TCA SECTION 66-27-309.

JOHN ALAN HOOD TN. R.L.S.#1838

HPR EXHIBIT MAP
PART OF LOT 19 AND LOT 20, LINDEN PLACE,
BOOK 547, PAGES 121 & 122
R.O.D.C., TN
PROPERTY LOCATED
18TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE ON THE SOUTHERLY MARGIN OF SUNSET PLACE, WEST OF 21ST AVENUE SOUTH
PROPERTY ADDRESS:
2105 SUNSET PLACE
NASHVILLE, TENNESSEE 37212
DEED REFERENCE:
INSTRUMENT #
20210713-0093751
R.O.D.C., TN
ORIGINAL PARCEL ID:
10415025400 P.A.D.C., TN
DATE: 1-18-2022
SCALE: 1" = 40'
PREPARED FOR:
2105 SUNSET, LLC

EXHIBIT C

BYLAWS
OF
SUNSET HOA, INC.

These Bylaws, the Declaration, and Rules and Regulations duly adopted pursuant to these Bylaws, if any, provide for the management, operation, and maintenance of Sunset Condominium ("the Condominium").

ARTICLE I.
DEFINITIONS

The words defined in the Tennessee Condominium Act of 2008, Tennessee Code Annotated §§ 66-27-201 through 603 (the "Act"), and in the Declaration of Sunset Condominium shall have the same meaning in these Bylaws. Additionally, the following terms when used herein shall have the meanings set forth below:

(a) "Insurance Trust Agreement" means that certain agreement between the Association and the Insurance Trustee providing for the management and disbursement of insurance proceeds in accordance with Art. VIII, Sec. 3 hereof.

(b) "Insurance Trustee" means that certain entity responsible for the management of insurance proceeds pursuant to the Insurance Trust Agreement, which entity's deposits are insured by the Federal Deposit Insurance Corporation, Federal Savings and Loan Insurance Corporation or another federally constituted body serving an equivalent function.

ARTICLE II.
ASSOCIATION

Section 1. Purpose. Sunset Condominium shall be administered by a Tennessee non-profit corporation under the name of "Sunset HOA, Inc." (the "Association"). The Association shall be responsible for the management, maintenance, operation and administration of all of the Condominium, including the Common Elements, in accordance with the Act, the Declaration, these Bylaws, and the Charter of the Association (the "Charter"). Unit Owners and all persons using, entering upon or acquiring any interest in any Unit shall be subject to the provisions of such documents.

Section 2. Independent Management. The Association may provide for independent management of the Condominium by a professional property management company, provided, however, any such agreement providing for such management shall be terminable by the Association without cause or penalty related to such cancellation upon not more than ninety (90) days' notice. Such property management company and the scope of services provided by such property management company shall be determined by the Declarant during the Declarant Control Period. Upon the expiration of the Declarant Control Period, the property management company shall remain engaged by the Association until such time as the Board of Directors elects to engage a different property management company.

Section 3. Membership. Every Person who is the record owner of a joint fee interest or undivided fee interest in any Unit shall be deemed to be a member of the Association (each such Person, a "Member"). The words "Member" or "Members" as used in these Bylaws mean and shall refer to "Unit Owner" or "Unit Owners," as the case may be, as defined in the Act. If a Unit Owner is a trust, then the Member shall be a beneficiary of such trust, and if a Unit Owner or such beneficiary is a corporation or partnership, the Member may be an officer, board member, partner, or employee of such Unit Owner or beneficiary, and such person shall be named in a certificate executed by such entity pursuant to its governing documents. Membership shall be appurtenant to and may not be separated from

such fee interest ownership, and any transfer of a Unit shall operate automatically to transfer to the new record owner thereof the membership in the Association appurtenant thereto. The foregoing is not intended to include persons who hold an interest merely as security for the performance of an obligation, and the giving of a security interest shall not terminate that Member's membership. In the event that any Unit is owned jointly by two or more persons, each joint owner shall be a Member for as long as that person owns the joint interest in the Unit. Notwithstanding the foregoing, Declarant may at any time assign, pledge, hypothecate or alienate its membership and/or Declarant's rights as Declarant herein, but any transfer by Declarant of title to a Unit shall automatically transfer the membership in the Association appurtenant thereto, free and clear from any such assignment, pledge, hypothecation or alienation.

Section 4. Succession. The membership of each Member shall terminate when such Member ceases to be a Unit Owner, and upon the sale, transfer or other disposition of such Member's ownership interest in a Unit, membership in the Association shall automatically be transferred to the new Unit Owner succeeding to such ownership interest.

Section 5. Regular Meetings. The first regular annual meeting of Members (the "First Meeting"), subject to the terms hereof, shall be held on any day, at the option of the Board (as defined in Art. III, Sec. 1); provided that the First Meeting shall be held no later than the earlier of the following events: (a) four (4) months after all the Units within the Property have been sold by the Declarant, or (b) three (3) years following conveyance of the first Unit within the Property by the Declarant. Subsequent to the First Meeting, there shall be a regular Annual Meeting of Members as close as practicable to the anniversary of the First Meeting ("Annual Meeting"). All such meetings of Members shall be held at such place in Davidson County, Tennessee, and at such time as specified in the written notice of such meeting which shall be sent to all Members at least ten (10) days prior to the date of such meeting.

Section 6. Special Meetings. Special meetings of all Members may be called by the President or by a majority of the Directors of the Board, or by Members having at least sixty seven percent (67%) of the votes entitled to be cast at such meeting, as determined by Article VIII of the Declaration and Article II, Section 9, of these Bylaws. Said special meetings shall be called by sending written notice to all Members not less than ten (10) days prior to the date of said meeting, stating the date, time and place of said special meeting and the matters to be considered.

Section 7. Delivery of Notice of Meetings. Any notice to the Members required to be sent or given by the Declaration or Bylaws shall be deemed to have been sent if such notice is in writing and is delivered to each Member by hand delivery, overnight courier, facsimile transmission, e-mail, or other form of wire or wireless communication or is sent by U.S. Mail, postage prepaid, to the Member's Unit or to such other address provided in writing from time to time by such Member to the Association.

Section 8. Waiver of Notice. A Unit Owner's attendance at a meeting waives objection to lack of notice or defective notice of the meeting unless the Unit Owner at the beginning of the meeting (or promptly upon arrival) objects to holding the meeting or transacting business at the meeting.

Section 9. Voting.

(a) Members shall be entitled to one (1) vote for each Unit in which they hold the interest required herein. When more than one (1) person holds such interest in any Unit, the vote for such Unit shall be exercised as those persons themselves determine and advise the Secretary of the Association prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended in the event more than one (1) person seeks to exercise it. In the absence of written instruction to the contrary, with respect to any Unit held jointly by two (2) individuals, either may exercise the voting right for that Unit.

(b) Notwithstanding the foregoing, no Unit Owner who is in default in the payment of Assessments hereunder shall be entitled to exercise the right to vote until such Unit Owner has cured such default. A Unit Owner shall be deemed to be in default if such Unit Owner has not paid their Assessments to the Board, or the Board's agent, within ten (10) days after the date such Assessments are due. A Unit Owner may protest the amount of the Assessment, but the Assessment must be paid during the pendency of the protest to the Board.

(c) Voting by proxy is allowed.

Section 10. Quorum. A Quorum is defined as seventy-five percent (75%) of the Units in the Association ("Quorum"). When a Quorum is present at any meeting of the Association, the vote of the Unit Owners holding more than fifty percent (50%) of the votes represented by Unit Owners present at such meeting, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which a different vote is required by express provision of the Act, the Declaration, or these Bylaws, in which case such express provision shall govern. The Unit Owners present in person or by proxy at a duly organized meeting may continue to transact business until adjournment notwithstanding the withdrawal of enough Unit Owners to leave less than a Quorum.

Section 11. Action by Written Consent. Action that is required or permitted to be taken at a meeting of the Unit Owners may be taken without such a meeting if all Unit Owners entitled to vote on the action consent to taking such action without a meeting. If all of such Unit Owners so consent, the affirmative vote of the number of votes that would be necessary to authorize or take such action at a meeting shall be the act of the Unit Owners, except as otherwise provided in these Bylaws. Such consents shall be permitted to be made in counterparts and shall describe the action taken, be in writing, be signed by each Unit Owner entitled to vote on the action, indicate each signing Unit Owner's vote or abstention on the action, and be delivered to the Secretary of the Association (as described in Art. IV, Sec. 1(b)) and included in the minutes or Association records.

ARTICLE III.
BOARD OF DIRECTORS

Section 1. Number, Election and Term of Office. The Association shall be governed by a Board of Directors (referred to as the "Board of Directors" or the "Board") composed of three (3) individuals (the "Directors" and each a "Director") appointed or elected as provided in these Bylaws.

Prior to the First Meeting, the Board shall be an interim board composed of individuals named in the Charter of this Association (the "Interim Board") until the first meeting of the Members. The Interim Board may have less than three (3) individuals. The Interim Board shall have and shall exercise all powers and obligations given to the Board by these Bylaws. At the First Meeting and at each annual meeting thereafter, Directors shall be appointed or elected as follows:

(a) Subject to subsection (b) of this Section, during the Declarant Control Period as defined in Section 3.03 of the Declaration, the Declarant may appoint each of the Directors to serve for a one (1) year term. Directors appointed by the Declarant do not have to be Members.

(b) The remaining Directors, including those seats, if any, as to which the Declarant may decide not to exercise its appointment right, shall be elected by majority vote of the Members to serve a one (1) year term, pursuant to Article II, Section 9, of these Bylaws. Directors elected by the Members are required to be Members.

(c) Not later than one hundred twenty (120) days after conveyance of twenty-five percent (25%) of the Units to Unit Owners other than the Declarant, at least one (1) member of the board must be elected by Unit Owners other than the Declarant.

(d) Not later than the termination of the Declarant Control Period, the Unit Owners shall elect a Board of at least three (3) Members. The Directors shall take office upon election.

(e) Any Director may be appointed or elected to subsequent terms as a Director without limitation.

Section 2. Qualification. Except for members of the Interim Board and any Directors appointed by Declarant, each Director shall be a Member. If a Unit Owner is a trust, a Director may be a beneficiary of such trust, and if a Unit Owner or such beneficiary is a corporation or partnership, a Director may be an officer or board member of such Unit Owner or beneficiary. If a Director shall cease to be a Member during that Director's term, he or she shall thereupon cease to be a Director and such place on the Board shall be deemed vacant.

Section 3. Vacancies. Any vacancy occurring in the Board shall be filled by majority vote of the remaining Directors. Any Director so elected to fill a vacancy shall hold office for the remainder of the unexpired term.

Section 4. Meetings. A regular Annual Meeting of the Board shall be held not less than ten (10) days following the regular Annual Meeting of Members. Special meetings of the Board shall be held upon a call by the President or by a majority of the Board on not less than forty-eight (48) hours' notice in writing to each Director, delivered to each Member by hand delivery, overnight courier, facsimile transmission, e-mail, or other form of wire or wireless communication or is sent by U.S. Mail, postage prepaid, to the Member's Unit. Any Director may waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action proposed to be taken by the Board without a meeting. A Director's attendance at a meeting shall constitute his or her waiver of notice of said meeting.

Section 5. Removal. Any Director except those appointed by the Declarant during the Declarant Control Period may be removed from office with or without cause by the vote of two-thirds (2/3) of the total Members of the Association.

Section 6. Compensation. Directors shall receive no compensation for their services as Directors.

Section 7. Quorum. A majority of the Directors shall constitute a quorum.

Section 8. Powers and Duties. The Board shall have the following powers and duties:

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

(b) to administer the affairs of the Association, the Property, and the Common Elements, including the purchasing of casualty and liability insurance authorized by the Declaration and Bylaws;

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

(d) to adopt Rules and Regulations (as defined in Art. V, Sec. 5), with written notice thereof to all Unit Owners, governing the administration, management, operating and use of the Property and the Common Elements;

(e) to provide for the maintenance, repair, and replacement of the Common Elements and other expenses authorized by the Declaration and Bylaws and payments therefore, to approve payment vouchers or to delegate such approval to the Officers;

(f) to engage the service of an agent (herein sometimes referred to as the "Managing Agent") to maintain, repair, replace, administer and operate the Property, or any part thereof, to the extent deemed advisable by the Board. The Board shall require that such Managing Agent have fidelity bond coverage on its employees handling Association funds in accordance with Art. VIII, Sec. 2(c). The cost of such services shall be a Common Expense;

(g) to provide for the designation, hiring and removal of employees and other personnel, including accountants and attorneys, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Property and the Common Elements and other expenses authorized by the Declaration and Bylaws;

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

(i) to determine the fiscal year of the Association and to change said fiscal year from time to time as the Board deems advisable;

(j) to estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Members their respective shares of such estimated expenses, as hereinafter provided;

(k) to exercise any other powers and duties ascribed to the Board in the Declaration and Bylaws; and

(l) unless otherwise provided in the Declaration, to comply with the instructions of a majority of the Members, as expressed in a resolution duly adopted at any Annual or Special Meeting of the Members.

Section 9. Non-Delegation. Nothing in this Article or elsewhere in these Bylaws shall be considered to grant to the Board, the Association or to the Officers of the Association any powers or duties which, by law, have been delegated to the Members.

ARTICLE IV.
OFFICERS

Section 1. Designation. At each regular annual meeting, the Directors present at said meeting shall elect the following officers of the Association ("Officers") by a majority vote:

(a) a President, who shall be a Director and who shall preside over the meetings of the Board and of the Members, and who shall be the chief executive office of the Association;

(b) a Secretary, who shall keep the minutes of all meetings of the Board and of the Members and who shall, in general, perform all the duties incident to the offices of Secretary; and

(c) such additional Officers as the Board shall see fit to elect.

Section 2. Powers. The respective Officers shall have the general powers usually vested in such Officers; provided that the Board may delegate any specific powers to any other Officer or impose such limitations or restrictions upon the powers of any Officer as the Board may see fit.

Section 3. Term of Office. Each Officer shall hold office for the term of one year and until the successor shall have been appointed or elected and qualified.

Section 4. Removal. Any Officer may be removed from office for cause by majority vote of the Directors.

Section 5. Vacancies. Vacancies in any office shall be filled by the Board by a majority vote of the remaining members thereof at a special meeting of said Board. Any officer so elected to fill a vacancy shall hold office for the remaining unexpired term.

Section 6. Compensation. The Officers shall receive no compensation for their services as Officers.

ARTICLE V.
RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

In addition to the powers delegated to the Association by its Charter, the Association shall have the obligation to perform each of the following duties related to the Property and Common Elements:

Section 1. Operation and Maintenance of Common Elements. To operate, maintain, and otherwise manage or provide for the operation, maintenance, and management of the Common Elements, together with all easements for operation and maintenance purposes and for the benefit of the Association or its Members over and within the Common Elements, and/or the Units; to keep all improvements, if any, of whatever purpose from time to time located on the Common Elements in good order, condition, and repair. Said maintenance shall include, but not be limited to, the maintenance obligations set forth in Art. VI, Sec. 1 below.

Section 2. Taxes and Assessments. To pay all real and personal property taxes and Assessments separately levied upon or assessed against the Association and/or any property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association.

Section 3. Insurance. To obtain from reputable insurance companies qualified to do business in the State of Tennessee and maintain in force at all times such insurance as is required by the Declaration and Bylaws.

Section 4. Personal Property and Real Property for Common Use. The Association, through action of its Board of Directors, may acquire, hold, and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests within Davidson County conveyed to it by the Declarant as permitted herein.

Section 5. Rules and Regulations. The Association, through its Board of Directors or otherwise, may make and enforce reasonable Rules and Regulations governing the use of the Property, which Rules and Regulations shall be consistent with the rights and duties established by the Declaration ("Rules and Regulations"). Sanctions may include reasonable monetary fines, suspension of the right to vote and suspension of the right to use the Common Elements. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. In addition, the Association, through the Board or otherwise, may, by contract or other agreement, enforce county ordinances or permit Metropolitan Nashville and Davidson County to enforce ordinances on the Property for the benefit of the Association and its Members.

Section 6. Implied Rights. The Association may exercise any other right or privilege given to it expressly by these Bylaws or the Declaration, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

ARTICLE VI.
EXPENSES AND ASSESSMENTS

Section 1. Common Expenses. All expenses paid and incurred by the Association attributable to Common Elements shall be deemed a "Common Expense". Common Expenses shall be assessed against Units in accordance with the provisions of Section 6.02 and Article VIII of the Declaration. Also included as part of the Common Expenses are any expenses related to trash, irrigation, landscaping, snow removal, or any other expense, as so determined by the Board, that benefits the Units and the Board decides to make part of the annual budget.

Section 2. Unit Owner Expenses. All expenses paid and incurred by the Association attributable to a Unit Owner that are not considered Common Expenses shall be deemed an expense of the Unit Owner to whom such expenses are attributable (hereinafter referred to as "Unit Owner Expenses"). Such Unit Owner Expenses shall be assessed to the Unit Owner.

Section 3. Assessment Obligation.

(a) Each owner, by acceptance of his or her Deed, is deemed to covenant and agree to pay all Assessments levied by the Association pursuant to the Declaration and the Bylaws, including without limitation, General Assessments, Working Capital Fund Assessments, and Special Assessments, whether or not such obligation is so expressed in his or her Deed.

(b) Assessments shall be paid in such manner and on such dates as may be fixed by the Board. The manner of payment fixed by the Board may include, without limitation, acceleration of the Assessment levied on a particular Unit on account of delinquent payment of such Assessment. Unless the Board otherwise provides, General Assessments shall be paid annually, and all other Assessments shall be paid as set forth in the Bylaws or as stipulated by the Board.

ARTICLE VII.
BUDGETING AND REPORTING

Section 1. Annual Budget. The Board shall cause to be prepared, at least 60 days before the beginning of the fiscal year and 30 days prior to the meeting at which the budget shall be presented to the Members, a budget, including both an Operating Budget and a Capital Budget.

Section 2. Partial Year or Month. For the first fiscal year and thereafter until the First Board is elected, the annual budget shall be approved by the Interim Board (as defined below). If such first fiscal year, or any succeeding fiscal year, shall be less than a full year, then the monthly or quarterly or annual Assessments for each Member shall be proportionate to the number of months and days in such period covered by such budget.

Section 3. Annual Report. Within ninety (90) days after the end of each fiscal year covered by an annual budget, or as soon thereafter as shall be practicable, the Board shall cause to be furnished to each Member a statement for such year so ended, showing the receipts and expenditures and such other information as the Board may deem desirable.

Section 4. Supplemental Budget. In the event that during the course of any year, it shall appear to the Board that the Assessments, determined in accordance with the Budget for such year, are insufficient or inadequate to cover the estimated expenses for the remainder of such year, then the Board shall prepare and approve a supplemental budget covering the estimated deficiency for the remainder of such year, copies of which supplemental budget shall be furnished to each Member, and thereupon a supplemental

Assessment shall be made to each Member for his proportionate share of such supplemental budget.

Section 5. Records and Books of Account. The Association shall keep a current copy of the Declaration, Bylaws, Charter, and any duly adopted Rules and Regulations as well as detailed books of account showing all expenditures and receipts including but not limited to, Assessments, in chronological order, of the administration of the Property which shall specify the expenses of maintenance and repair of the Common Elements, and any other expenses incurred by or on behalf of the Association and the Unit Owners. Such records, books and the vouchers accrediting the entries shall be open for inspection by the Unit Owners and any Mortgagee of any Unit during reasonable working hours on weekdays.

Section 6. Computation of General Assessments. It shall be the duty of the Board, at least sixty (60) days before the beginning of the fiscal year and thirty (30) days prior to the meeting at which the budget shall be presented to the Members, to prepare a budget covering the estimated costs of operating the Association during the coming fiscal year (the "Operating Budget"). The Operating Budget may include a capital contribution to establish a reserve fund in accordance with a Capital Budget separately prepared, that may take into account the number and nature of replaceable assets comprising the Common Elements, the expected life of each asset, and the expected repair or replacement cost for the coming fiscal year (the "Capital Budget"). The Board shall set General Assessments based on the Operating Budget and the Capital Budget. The Board shall cause a copy of the Operating Budget, and the amount of each General Assessment to be levied against each Unit for the following fiscal year, to be delivered to each Unit Owner at least ten (10) days prior to each annual meeting. The Operating Budget, together with the Capital Budget and the General Assessments (collectively, the "Budget"), shall become effective unless disapproved at the meeting by the Members representing a majority of the votes allocated pursuant to Article VIII of this Declaration.

Notwithstanding the foregoing, however, in the event the Association disapproves the proposed Budget or the Board fails for any reason to determine the Budget for the succeeding year, then and until such time as a budget shall have been determined as provided herein, the Budget in effect for the then current year shall continue for the succeeding year.

Section 7. Certificate of Payment. The Board shall, upon request and for a reasonable charge not to exceed Fifty Dollars ($50.00), plus the cost of copies, if requested, furnish to any Person a certificate, signed by an officer of the Association, setting forth whether or not all Assessments on a specified Unit have been paid and any other information requested pursuant to Tenn. Code Ann. §§ 66-27-502, et. seq. Such certificate shall be conclusive evidence of payment of any Assessment and other information therein.

Section 8. No Exemption. No Unit Owner may be exempt from liability for contribution toward the expenses of the Association and the Condominium by waiver of the use of enjoyment of any of the Common Elements or by the abandonment or sale of such Unit Owner's Unit.

Section 9. Discharge of Liens. The Board may cause the Association to discharge any mechanic's lien or other encumbrance that in the opinion of the Board may constitute a lien against the Property or the Common Elements, rather than a lien against only a particular Unit or elements associated with such Unit. When fewer than all Unit Owners are responsible for the existence of any such lien, then the Unit Owners responsible shall be jointly and severally liable for the amount necessary to discharge the lien and for all costs and expenses, including attorneys' fees, incurred by reason of such lien.

ARTICLE VIII.
INSURANCE

The Association may carry a master policy of fire and extended coverage, vandalism and malicious mischief and liability insurance, workmen's compensation insurance and such other insurance as the Directors may determine (hereinafter referred to as the "Master Policy"), with respect to the Property and the Association's administration thereof in accordance with the Declaration and the following provisions.

Section 1. Power of Attorney. The Association is hereby irrevocably appointed as attorney-in-fact for each Unit Owner and for each holder of a Mortgage or other lien upon a Unit and for each owner of any other interest in the Property for the purpose of purchasing and maintaining insurance as set forth in Art. VIII, Sec. 2 below, including, the collection and appropriate disposition of the proceeds thereof; the negotiation of losses and execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purposes.

Section 2. Types and Amounts. Commencing not later than the time of the conveyance of the first Unit to a Person other than the Declarant, the Association shall, to the extent reasonably available, obtain and maintain the types and amounts of insurance required by Section 66-27-413 of the Act, subject to any additional requirements set forth below and as may be required by FNMA, FHA, FHLMC, VA or other Mortgagee from time to time. Except as otherwise provided, the premiums for all such insurance policies shall be a Common Expense as is determined by the Association. At least annually, the Board shall review all insurance policies that are by this Article VIII to be maintained by the Association in order to ascertain whether the coverage contained in the policies is sufficient. If the Board deems such coverage to be insufficient, the Board may expand the coverage to the extent it reasonably deems necessary.

(a) Hazard Insurance.

(i) Hazard Insurance, with an endorsement for extended coverage, or such other fire and casualty insurance as the Directors may determine provides equal or greater protection for the Unit Owners and their Mortgagees, if any, in each case complying with the applicable requirements of Section 3 of this Article. Such hazard insurance shall, if and to the extent reasonably available, provide coverage of the Common Elements, including fixtures and building service equipment and common personal property and supplies belonging to the Association, and the Units. Such insurance shall also cover fixtures (including, without limitation, equipment and other affixed personal property inside a Unit). Such hazard insurance shall insure against all risks of direct physical loss commonly insured against. If such hazard insurance becomes unavailable in the future, the Association shall obtain such comparable insurance as is then available. The amount of any such hazard insurance obtained pursuant to this Section shall be equal to the full insurable replacement value of the insured property, without deduction for depreciation (i.e., one hundred percent 100%) of current "replacement cost" exclusive of land, foundations, excavation and other items normally excluded from coverages, but including all building service equipment, with such endorsements and other terms as may be required by FNMA, FHA, FHLMC, VA or other Mortgagee from time to time. Notwithstanding the foregoing, in no event shall the aggregate amount of the insurance obtained be less than the amount of the initial principal sum of all Mortgages securing Mortgagees in effect from time to time.

(ii) Such hazard insurance shall afford protection against at least the following:

(A) loss or damage by fire and other perils normally covered by the standard extended coverage endorsement;

(B) all other perils which are customarily covered with respect to projects similar in construction, location and use, including all perils normally covered by the standard "all risk" endorsement, where such is available.

(C) such other risks as FNMA may require by reason of their standard "all risk" endorsement, where such is available, or as FHA, FHLMC, or VA may require.

(iii) Such hazard insurance policy may, at the option of the Directors contain a "deductible" provision in an amount to be determined by the Association but not to exceed Ten Thousand Dollars ($10,000.00). The foregoing dollar amount shall be adjusted on each five (5) year anniversary hereof to become such sum of money as shall then be equivalent to the present purchasing price of such dollar amount.

(b) Comprehensive General Liability Insurance.

(i) Comprehensive General Liability Insurance policies, complying with the requirements of Section 3 of this Article, insuring the Unit Owners, in their capacity as Unit Owners and Association Members and any managing agent retained by the Association, against any liability to the public or to other Unit Owners, their tenants or invitees, relating in any way to the ownership, operation, maintenance and/or use of the Common Elements and any part thereof, the public ways of the Condominium, and any other areas under the Association's supervision.

(ii) Such insurance policy shall contain a "severability of interest endorsement" or equivalent coverage which precludes the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or another Unit Owner.

(iii) Limits of liability shall be at least Two Million Dollars ($2,000,000.00) covering all claims for personal injury and/or property damage arising out of a single occurrence.

(iv) Coverage under this policy shall include legal liability arising out of lawsuits related to employment contracts of the Association.

(c) Fidelity Bonds.

(i) Fidelity bonds or insurance coverage against dishonest acts on the part of such persons (including by way of illustration and not limitation, Association Members, Officers, Directors, trustees, managers, agents, employees and volunteers) handling or responsible for funds belonging to or administered by the Association.

(ii) Such fidelity bond or insurance shall name the Association the named insured and shall be written in the amount of $100,000.00 or in any such other amount as determined by the Board.

(iii) In connection with such coverage, an appropriate endorsement to such policy or bond in order to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers.

(iv) Such fidelity bond or insurance shall also:

(A) name the Association as the oblige or insured;

(B) contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definitions of "employees", or similar terms or expressions;

(C) provide that same may not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least thirty (30) days prior written notice to the Association and all Mortgagees.

(v) A management agent that handles funds for the Association should also obtain its own fidelity bond or insurance, which must provide the same coverage required of the Association.

(d) Indemnification Insurance. Insurance to satisfy the indemnification obligation of the Association and all Unit Owners, if available, at the election of the Directors.

(e) Flood Insurance. If any part of the Property is located in an area designated as having special flood hazards, a policy of flood insurance in an amount at least equal to the maximum limit of coverage available for the Property and contents thereon under the National Flood Insurance Program.

(f) Other Insurance. The Association may carry any other insurance it deems appropriate to protect the Association or the Unit Owners.

Section 3. Required Provisions. Insurance obtained by the Association shall be in accordance with the following provisions:

(a) All policies shall be written with a company licensed to do business in the State of Tennessee, with a rating satisfying current standards of FNMA, FHA, or FHLMC.

(b) Exclusive authority to adjust losses under policies hereafter in force on the Condominium shall be vested in the Board of Directors or the Board of Directors' authorized representative.

(c) With respect to the insurance policies issued to the Association and covering all or any part of the Condominium, the Association shall endeavor to cause such policies to provide that:

(i) The enforceability of such policies is not affected by any waiver of subrogation as to any and all claims against the Association, any managing agent, the Unit Owners and their respective tenants, employees, agents, customers and guests, such subrogation being hereby waived;

(ii) Such policies cannot be cancelled, invalidated or suspended by means of the conduct of any one or more Unit Owners, all defenses based upon co-insurance or acts of the insured being waived by the insurer, and in no event may cancellation, material modification, invalidation or suspension for any reason be effected without at least thirty (30) days prior

written notice to the Association, any Insurance Trustee, each Unit Owner and all Mortgagees;

(iii) Such policies cannot be cancelled, invalidated or suspended on account of the conduct of any officer or employee of the Association or of any managing agent without a prior demand in writing that the Association or any managing agent, as the case may be, cure the defect within a reasonable period of time;

(iv) Any "no other insurance" clause in such policies shall not prohibit Unit Owners from obtaining insurance on their individual Unit provided such insurance policy conforms with the requirements of this Article VIII.

(v) The name of the insured under each policy required pursuant to this Article VIII shall be stated in form and substance substantially as follows: "Sunset HOA, Inc. for the use and benefit of the individual owners of the Units contained in Sunset Condominium." The policies may alternatively be issued in the name of an authorized representative of the Association, including any Insurance Trustee with whom the Association has entered into an Insurance Trust Agreement, or any successor to such Trustee, for the use and benefit of the individual owners.

(vi) Loss payable under each policy required pursuant to this Article VIII shall be in favor of the Association, as a trustee for each Unit Owner and each such Unit Owner's Mortgagees as their interests may appear. Policies shall contain the standard mortgage clause, or equivalent endorsement (without contribution) or shall otherwise be endorsed to fully protect all Mortgagees' interests. If the FNMA holds one or more Mortgages, the policies must name as mortgagee either the FNMA or the servicer for the Mortgages it holds; such servicer's name shall be followed by the phrase "its successors and assigns."

(vii) Coverage may not be prejudiced by (i) any act of negligence of one or more Unit Owners when such act or neglect is not within the control of the Association; or (ii) any failure of the Association to comply with any warranty or condition regarding any portion of the Condominium over which the Association has no control.

(viii) All policies of property insurance shall provide that, despite any provisions giving the insurer the right to elect to restore damage in lieu of a cash settlement, such options shall not be exercisable (i) without the prior written approval of the Association (or any Insurance Trustee), or (ii) when in conflict with the provisions of any Insurance Trust Agreement to which the Association may be a party or with any requirement of law.

(ix) Insurance coverage obtained and maintained by the Association pursuant to the requirements of this Article VIII may not be brought into contribution with insurance purchased by Unit Owners of their Mortgagees.

(x) Any Insurance Trust Agreement will be recognized.

Section 4. Unit Owner's Insurance. Unit Owners shall comply with the following requirements regarding insurance:

(a) Each Unit Owner may obtain additional insurance at such Unit Owner's own expense; provided, however, that no Unit Owner shall be entitled to exercise such Unit Owner's right to maintain insurance coverage in such a way as to decrease the amount which the Association may realize under any insurance policy which the Association may have in force on the Property at any particular time.

(b) The Unit Owners shall obtain insurance coverage at their own expense upon their personal property and any portion of their Unit or Limited Common Elements associated with such Unit not included in the policies obtained by the Association under Art. VIII, Sec. 2(a). In addition, the Unit Owners shall obtain comprehensive personal liability insurance covering liability for damage to person or property of others located within such Unit Owner's Unit or in another Unit or upon the Common Elements resulting from the negligence of the insured Unit Owner. All property and liability insurance carried by a Unit Owner shall provide that such policies may not be cancelled or substantially modified without thirty (30) days' prior written notice thereof to each of the insured and their respective Mortgagees.

(c) The Directors shall have the power to require all the Unit Owners to carry such other types of insurance on their Units as the Directors may reasonably require, including, without limitation, insurance on all portions of the Unit.

(d) Upon request by the Board, each Unit Owner shall furnish to the Association a copy of all insurance policies required to be maintained by Unit Owners pursuant to this Article. In the event that any Unit Owner fails to obtain insurance or provide copies to the Board of such required policies within thirty (30) days after the Board's request, the Association may purchase such insurance on behalf of the Unit Owner and assess the cost thereof to Unit Owner.

ARTICLE IX.
RECONSTRUCTION OR REPAIR

Section 1. Repair or Replacement. Any portion of the Property that is damaged or destroyed or condemned shall be repaired or replaced promptly in accordance with Section 6.07 of the Declaration.

Section 2. Damage by Unit Owners. Each Unit Owner shall be responsible for the costs, not otherwise covered by insurance carried by the Association, of any reconstruction, repair or replacement of any portion of the Property necessitated by their negligence or misuse or the negligence of misuse of persons for whose actions such Unit Owner, or the owners of Subunits within any Subcondominium created within the Unit, is legally responsible, including without limitation, tenants, invitees, or guests. In the event damage to all or any part of a Unit is covered by insurance held by the Association for the benefit of such Unit Owner, then such Unit Owner shall begin reconstruction or repair of such damage upon receipt of the insurance proceeds or any portion thereof from the Association, subject to the rights of the Association to supervise, approve or disapprove such reconstruction or repair during the course thereof. In the event damage to all or any part of a Unit is not covered by insurance held by the Association for the benefit of such Unit Owner, then such Unit Owner shall begin reconstruction or repair of such Unit within sixty (60) days after the date of such damage, subject to the right of the Association to supervise, approve or disapprove such reconstruction or repair during the course thereof.

Section 3. Costs of Repair. As soon as possible after the occurrence of a casualty which causes damage to any part of the Property for which the Association has insurance

coverage (hereinafter referred to as the "Casualty"), the Association shall obtain reliable and detailed cost estimates of the following:

(a) The cost of restoring all damage caused by the Casualty to the Common Elements (the "Common Element Costs"); and

(b) The cost of restoring that part of the damage caused by the Casualty to each Unit that is or would be covered by insurance held by the Association without regard to the policy limits of such insurance (the "Unit Costs").

All insurance proceeds available to the Association with respect to the Casualty shall first be applied to the payment of the actual Common Element Costs and the balance thereof, if any, shall thereafter be applied to the payment of the actual Unit Costs. However, if such insurance proceeds are not sufficient to cover such estimated costs, then a Special Assessment may be made against the affected Unit Owners by the Association.

ARTICLE X.
CONDEMNATION

Section 1. Common Elements. Whenever all or any part of the Common Elements shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of all Unit Owners) by any authority having the power of condemnation or eminent domain, each Unit Owner shall be entitled to participate in the proceedings incident thereto, unless otherwise prohibited by law. The award made for such taking shall be payable to the Association as Trustee for all Unit Owners and each such Unit Owner's Mortgagees to be disbursed as follows: If the taking involves a portion of the Common Elements on which Improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant and at least sixty-seven percent (67%) of the total eligible vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Elements to the extent lands are available therefore, in accordance with plans approved by the Board of Directors of the Association. If the taking does not involve any improvements on the Common Elements, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board of Directors and the Association shall determine, provided that any award attributable to the acquisition of a Limited Common Element shall be equally divided among the Owners of the Units to which that Limited Common Element was allocated at the time of acquisition.

Section 2. Units. In the event of any taking of any Unit in the Condominium by eminent domain, the Unit Owner and the Mortgagee of such Unit shall be entitled to receive the award for such taking attributable to the Unit Owner's proportionate share of the loss or reduction in the fee simple estate of the Unit and allocated interest in the Common Elements. After acceptance thereof the Unit Owner and such Unit Owner's Mortgagee shall be divested of all interests in the Condominium if such Unit Owner shall vacate the Unit by virtue of such taking. If any repair or rebuilding of the remaining portions of the Condominium is required as a result of such taking, the Association shall repair or rebuild such portions in accordance with Section 6.07 of the Declaration. The remaining portion of the Condominium shall be resurveyed and the Declaration shall be amended to reflect such taking and to proportionately readjust the percentage of ownership of the remaining Unit Owners based upon a continuing total ownership of the Condominium of one hundred percent (100%).

ARTICLE XI.
INDEMNIFICATION

The Association shall indemnify its officers and directors against any and all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit, or other controversy or

proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party, or may become involved, by reason of being or having been an officer or director of the Association. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

ARTICLE XII.
AMENDMENT OF BYLAWS

The Bylaws of the Association may be amended or repealed, and additional Bylaws may be adopted, by vote of two-thirds (2/3) of all members of the Board of Directors.

Quinton Horner, Incorporator

4/13/22
Date

EXHIBIT D

ALLOCATED INTERESTS

Unit	Square Footage	Ownership Percentage
A	1930	28.53%
B	624	9.22%
C	624	9.22%
D	624	9.22%
E	1,092	16.15%
F	624	9.22%
G	624	9.22%
H	624	9.22%
	6766	100.00%

EXHIBIT E

CHARTER

001304643

CHARTER
NONPROFIT CORPORATION

SS-4418

Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102
(615) 741-2286

Filing Fee: $100.00

For Office Use Only

-FILED-

Control # 001304643

The undersigned, acting as incorporator(s) of a nonprofit corporation under the provisions of the Tennessee Nonprofit Corporation Act, adopt the following Articles of Incorporation.

1. The name of the corporation is: Sunset HOA, Inc.

2. Name Consent: (Written Consent for Use of Indistinguishable Name)
☐ This entity name already exists in Tennessee and has received name consent from the existing entity.

3. This company has the additional designation of: None

4. The name and complete address of its initial registered agent and office located in the State of Tennessee is:
Miles Investments LLC
STE 300
1033 DEMONBREUN ST
NASHVILLE, TN 37203-4512
DAVIDSON COUNTY

5. Fiscal Year Close Month: December **Period of Duration:** Perpetual

6. If the document is not to be effective upon filing by the Secretary of State, the delayed effective date and time is:
(none) (Not to exceed 90 days)

7. The corporation is not for profit.

8. Please complete all of the following sentences by checking one of the two boxes in each sentence:
This corporation is a ☐ public benefit corporation / ☑ mutual benefit corporation.
This corporation is a ☐ religious corporation / ☑ not a religious corporation.
This corporation will ☑ have members / ☐ not have members.

9. The complete address of its principal office is:
STE 300
1033 DEMONBREUN ST
NASHVILLE, TN 37203-4512
DAVIDSON COUNTY

(Note: Pursuant to T.C.A. §10-7-503 all information on this form is public record.)

SS-4418 (Rev. 1/13) RDA 1678

BTL69-88CC U4/13/2017 8:48 AM Received by Tennessee Secretary Of State Tre Hargett

CHARTER
NONPROFIT CORPORATION

SS-4418

Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102
(615) 741-2286

Filing Fee: $100.00

For Office Use Only
-FILED-
Control # 001304643

The name of the corporation is: Sunset HOA, Inc.

10. The complete mailing address of the entity (if different from the principal office) is:
STE 300
1033 DEMONBREUN ST
NASHVILLE, TN 37203-4512

11. List the name and complete address of each incorporator:

Title	Name	Business Address	City, State, Zip
Incorporator	Quinton Horner	204 S 11ST ST	NASHVILLE, TN 37206

12. School Organization: (required if the additional designation of "School Organization - Exempt" is entered in section 3.)

☐ I certify that pursuant to T.C.A. §49-2-611, this nonprofit corporation is exempt from the $100 filing fee required by T.C.A. §48-51-303(a)(1).

☐ This nonprofit corporation is a "school support organization" as defined in T.C.A. §49-2-603(4)(A).

☐ This nonprofit corporation is an educational institution as defined in T.C.A. §48-101-502(b).

13. Insert here the provisions regarding the distribution of assets upon dissolution:
In the event of dissolution of the Corporation, the residual assets of the Corporation (after all creditors of the Corporation have been paid), shall be distributed to the members prorated in accordance with their respective membership interests.

14. Other Provisions:

(Note: Pursuant to T.C.A. §10-7-503 all information on this form is public record.)

Electronic	Incorporator
Signature	Title/Signer's Capacity
Quinton Horner	Apr 13, 2022 8:48AM
Printed Name	Date

BT1999-98806 04/13/2022 8:48 AM Received by Tennessee Secretary of State Tre Hargett