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RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

HIGHLAND GARDENS

A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is entered into as of the 15th day of November 2023, by LEGACY SOUTH, LLC, a Tennessee limited liability company, as owners in fee simple of the real estate described in the attached Exhibit A (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the legal title holder in fee simple of a certain tract of real estate located in the County of Davidson, State of Tennessee, more particularly described on attached Exhibit A, which is herein incorporated by this reference thereto (the "Property") except for portions that have been or will be dedicated or conveyed to Governmental Entities (as defined below); and

WHEREAS, Declarant previously recorded that certain Declaration of Covenants, Conditions, and Restrictions for Highland Gardens, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20231019-0082174, in the Register's Office of Davidson County, Tennessee (the "Original Declaration"), and subsequently terminated said Original Declaration pursuant to that certain Termination of Declaration of Covenants, Conditions, and Restrictions for Highland Gardens, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20231116-0089441, in the Register's Office of Davidson County, Tennessee, and thereafter recorded that certain Quitclaim Deed of record in Instrument No. 20231116-0089487, in the Register's Office of Davidson County, Tennessee, for the purposes of consolidating the Property into one tax parcel prior to institution of this Declaration; and

WHEREAS, Declarant intends to and does hereby submit the above-described Property to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated Section 66-27-101, *et seq.*, and thereby causes a planned unit development to be organized and developed under Tennessee law pursuant to the Act; and

WHEREAS, Declarant further desires to establish for its own benefit and for the mutual benefit of all future owners or occupants of the Property or any part thereof, and intends that all future owners, occupants, mortgagees and any other persons hereafter acquiring any interest in the Property shall hold said interest subject to, certain rights, easements and privileges in, over and upon the Property and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof, all as more particularly hereinafter set forth, all of which are declared to be in furtherance of a plan to promote and protect the cooperative aspects of ownership and use of the Property and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Property;

NOW, THEREFORE, Declarant, as the legal titleholder of the Property, and for the purposes above set forth, declares as follows:

1. Definitions. As used herein, unless the context otherwise requires:

(a) "Act" means the Tennessee Horizontal Property Act (T.C.A. § 66-27-101 *et seq.*). All capitalized terms not otherwise defined herein but defined in the Act, shall be deemed to have the meaning ascribed to them in the Act.

(b) "Association" is a non-profit Tennessee corporation or entity known as Highland Gardens Homeowners Association, Inc., which includes as members all of the Owners.

(c) "Board of Directors" or "Board" or "Directors" means the administering body of the Association.

(d) "Building" means the buildings located on the Property and containing the Units. The Buildings are delineated on the Plat.

(e) "Bylaws" means the Bylaws of the Association, attached hereto as Exhibit C and by this reference made a part hereof, as amended from time to time. For purposes of the Act, all provisions contained in the body of this Declaration dealing with the administration and maintenance of the Property shall be deemed to be part of the Bylaws.

(f) "City" means the Metropolitan Government of Nashville, Davidson County, Tennessee.

(g) "Common Elements" means all real and personal property within the Property other than the Units (which include the Limited Common Elements and Private Elements comprising or appurtenant to the Units) which are now or hereafter owned by the Association, if any. The Common Elements are designated on the Plat as "Common Element" and shall be held by the Association for the common use and enjoyment of the Owners and their families, visitors, invitees, licensees, tenants and others lawfully occupying or visiting the Unit with the express permission of the Owner. The Common Elements, to the extent applicable, shall be transferred to the Association. Notwithstanding anything to the contrary contained herein or in the Plat, to the extent applicable, the Common Elements shall not include any exterior HVAC or similar climate control equipment which is appurtenant to and serves only one (1) Unit within the Property. Any such equipment (and the base or foundation upon which it is placed) shall be considered a Private Element appurtenant to the Unit which is served by it.

(h) "Completed Unit" means that a Unit has been issued a Certificate of Occupancy by the Metropolitan Government of Nashville.

(i) "Declaration" means this instrument, as hereinafter provided, as such Declaration may be amended from time to time.

(j) "Declarant" shall refer to Legacy South, LLC, a Tennessee limited liability company.

(k) "Declarant Control Period" means the period of time commencing on the date of the recording of this Declaration and ending on the day that all of the Units have been conveyed to the initial purchasers thereof by Declarant.

(l) "Governmental Entity" or "Governmental Entities" means the City, Davidson County, Tennessee, the State of Tennessee, and any agency or department thereof and the United States of America and any agency or department thereof.

(m) "Limited Common Elements" means all elements exclusively serving only a single Unit or adjoining Units as an inseparable appurtenance thereto, the enjoyment, benefit, or use of which is reserved to the lawful Occupants of such Unit(s) either in this Declaration, on the Plat, or by the

Board or by later decision of all Owners. The Limited Common Elements are designated on the Plat as a "Limited Common Element", if any.

(n) "Majority" means the Owners of more than fifty percent (50%) of the membership in the Association, present and then eligible to vote, subject to Special Declarant Rights, as enumerated in Section (1)(aa) herein.

(o) "Manager" means the person or firm designated by the Board of Directors to manage the affairs of the Project.

(p) "Member" means a member of the Association who is the Owner of a Unit. All Owners of an individual Unit shall be members and shall collectively be one member for any voting purposes. The cessation of the ownership of a Unit shall terminate membership.

(q) "Occupant" means a person or persons in possession of a Unit, regardless of whether said person is a Unit Owner.

(r) "Owner" or "Unit Owner" means a person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, owning a fee simple title to any Unit or Units within the Project. When two or more persons own a Unit as tenants in common, joint tenants, tenants by the entireties, or otherwise, such persons shall constitute the "Owner" with respect to that Unit.

(s) "Person" means a natural individual, corporation, partnership, trustee or other legal entity capable of holding title to real property.

(t) "Plat" means the representation of the Property prepared by the Declarant and attached hereto as Exhibit B, showing the number of each Unit, and expressing its area, location and other data necessary for identification.

(u) "Project" means the entire parcel including all structures thereon.

(v) "Private Elements" means and includes the land upon which a Unit is located as shown on the Plat as being the Private Elements designated for each Unit depicted thereon for which fee simple ownership and exclusive use is reserved to that Unit only. Notwithstanding the limits of the Private Elements depicted on the Plat, Private Elements do not include the Common Elements; provided that each Owner shall be entitled to the exclusive use of all areas of the Building that are contained within each Unit.

(w) "Property" means all the land, property and space which is the subject of this Declaration as more particularly described on Exhibit A hereto, and all structures and other improvements now or hereafter erected, constructed or contained therein or thereon, including without limitation the Buildings and all easements, rights, privileges and appurtenances belonging or in any way pertaining thereto, and all furniture, furnishings, fixtures and equipment intended for the mutual use, benefit or enjoyment of the Unit Owners.

(x) "Proportionate Share" refers to the percentage ownership of each Unit relative to the entire development, as listed in Exhibit D hereto.

(y) "Record" or "Recording" refers to the record or recording in the Office of the Register of Deeds of Davidson County, Tennessee.

(z) "Rules and Regulations" refer to the rules and regulations concerning the use of the Units and the Common Elements, as adopted from time to time by the Board in accordance with the Declaration and Bylaws.

(aa) "Special Declarant Rights" shall mean the rights reserved to the Declarant as established by this Declaration (whether specifically titled or not specifically titled as such), including but not

limited to the right to relocate, complete all improvements and buildings on the Property and/or indicated on the Plat filed with or subsequent to the filing of this Declaration and the sole and absolute right to amend this Declaration and/or Bylaws of the Association at any time prior to the sale of all Units to Unit Owners.

(bb) "Street" means the land located within an easement or a right-of-way in or adjacent to the Property now or at any time hereafter dedicated to any Governmental Entity for public use as a roadway for motor vehicles.

(cc) "Unit" means that part of the Project intended for individual ownership and use. Each individual Unit shall consist of all the improvements and space therein within the boundary lines for that Unit, as set out on the Plat, attached hereto as Exhibit B, as may be amended and/or supplemented.

2. Plat. The Plat, which is incorporated herein by this reference thereto, sets forth the numbers or letters, areas, locations and other data required by the Act.

3. Units. The legal description of each Unit shall consist of the identifying number or letter of such Unit as shown on the Plat. Every deed, lease, mortgage, deed of trust or other instrument shall legally describe a Unit by its identifying number or letter as shown on the Plat, and every such description shall be deemed good and sufficient for all purposes, as provided in the Act. Except as provided by the Act, no Unit Owner shall, by deed, plat, court decree or otherwise, subdivide or in any other manner cause his or her Unit to be separated into any tracts or parcels different from the whole Unit as shown on the Plat.

4. Designation of Streets. Declarant shall have the right and power, from time to time, to dedicate, designate, reserve, or convey fee simple title to, or grant easements for, Streets in portions of the Property owned by Declarant. The provisions of this Declaration shall be subordinate to the rights of the City in such dedicated Streets. No Owner other than Declarant shall have the right to dedicate, designate, reserve, convey fee simple title, or grant easements for any Street on any portion of the Property owned by such Owner unless such action is approved in writing by Declarant during the Declarant Control Period or by the Board after the Declarant Control Period has expired. To the extent any right-of-way or thoroughfare is not dedicated to the City or any other Governmental Entity, such right-of-way or thoroughfare shall be deemed a Common Element.

5. Association.

(a) Administration and Operation of the Property. The Association, which has been or will be incorporated, shall be the governing body for all of the Unit Owners, for the maintenance, repair, replacement, administration and operation of the Property, as provided in the Act, this Declaration and the Bylaws. The Bylaws for the Association shall be the Bylaws attached to this Declaration as Exhibit C and made a part hereof. The Unit Owners shall be members of the Association, with each Unit holding an undivided membership interest in the Association which shall be appurtenant to such Unit, each such membership interest appurtenant to a Unit being in an equal share, subject to the provisions concerning voting hereinafter set forth. The fiscal year of the Association shall be determined by the Board, and may be changed from time to time, as the Board deems advisable. The Association shall not be deemed to be conducting a business of any kind. All activities undertaken by the Association shall be for the sole benefit of the Unit Owners, and all funds received by the Association shall be held and applied by it for the use and benefit of the Unit Owners in accordance with the provisions of the Act, this Declaration and the Bylaws. Each Unit Owner shall be a member of the Association so long as he or she is an Owner. A Unit Owner's membership shall automatically terminate when he or she ceases to be a Unit Owner. Upon the conveyance or transfer of a Unit Owner's ownership interest to a new Unit Owner, the new Unit

Owner shall simultaneously succeed to the former Unit Owner's membership in the Association. The aggregate number of votes for all members of the association shall be equal to the total Units constructed, subject to Special Declarant Rights, as enumerated in Section (1)(aa). Each Unit Owner's respective percentage of ownership interests in the Association is set forth in Exhibit D.

Association dues for each Unit become due and payable when it becomes a Completed Unit, which means that a Certificate of Occupancy has been issued by Metropolitan Government of Nashville for that particular Unit. Until the entire development is completed, Association dues are calculated based on the pro rata amounts of Completed Units.

(b) Management of Property. The Board shall have the authority to engage the services of an agent (sometimes herein 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, subject to the provisions of subparagraph (c) below. The Board may require that the Managing Agent have fidelity bond coverage on its employees handling Association funds. The cost of such services shall be a common expense.

(c) Initial Management Agreement. The First Board, appointed as provided in the Bylaws, shall have the obligation to ratify and approve any management agreement between Declarant, on behalf of the Association, and a management entity.

(d) Use by Declarant. During the period of sale by Declarant of any Units, Declarant and Declarant's agents, employees, contractors and subcontractors, and their respective agents and employees, shall be entitled to access and ingress to and egress from the Property as may be required for purposes of said sale of Units. While Declarant owns any of the Units and until each Unit sold by it is occupied by the purchasers, the Declarant and its employees may rent, lease, use and show one or more of such unsold or unoccupied Units as a model Unit or Units and may rent, lease or use one or more of such unsold or unoccupied Units as a sales office, and may maintain customary signs in connection therewith.

(e) Non-Liability of the Directors, Board, Officers and Owner. Neither the Board, the individual members thereof, the officers of the Association, nor Declarant shall be personally liable to the Unit Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever as such Board, members, officers or Declarant, except for any acts or omissions found by a court to constitute gross negligence or fraud. The Unit Owner shall indemnify and hold harmless each of the Board members, such officers and Declarant, and their respective heirs, executors, administrators, successors and assigns, in accordance with the provisions of the Bylaws.

6. Board's Determination Binding. In the event of any dispute or disagreement between any Unit Owners relating to the Property, or any agreement between any Unit Owners relating to the Property, or any questions of interpretation or application of the provisions of this Declaration or the Bylaws, the determination thereof by the Board shall be final and binding on each and all such Unit Owners.

7. Ownership and Use of the Common Elements. Ownership of the Common Elements shall be and hereby is transferred and conveyed to and vested in the Association. Except as hereinafter set forth, each Unit Owner shall have the right to use the Common Elements (except the Private Elements and Limited Common Elements) in common with any other Unit Owners as may be required for the purposes of access, ingress to, egress from, use, occupancy, and enjoyment of the respective Unit owned by such Unit Owner. Such right to use the Common Elements shall extend to each Unit Owner and such Unit Owner's agents, guests, tenants, family members, customers, invitees, and licensees. However, each Unit Owner shall have the right to the exclusive use and possession of the Private Elements and Limited Common Elements attributable to such Unit Owner's Unit. Such rights to use the Common Elements shall be subject to and governed by the provisions of the Act, this Declaration, the Bylaws, and any Rules and Regulations

established by the Association. In addition, the Association shall have the authority to lease grant concessions or grant easements with respect to parts of the Common Elements, subject to the provisions of this Declaration and the Bylaws. All income derived by the Association from leases, concessions or other sources shall be held and used for the benefit of the members of the Association, pursuant to such rules, resolutions or regulations as the Board may adopt or prescribe.

8. Common Expenses. Each Unit Owner shall pay his or her Proportionate Share of the expenses of the administration and operation of the Common Elements (but not of/to the Private Elements or Limited Common Elements) and of any other expenses incurred in accordance with this Declaration and the Bylaws (which expenses are herein sometimes referred to as "common expenses"), including, but not limited to, the maintenance and repair of the Common Elements and any and all replacements and additions thereto. Such Proportionate Share of the common expenses for each Unit Owner shall be in accordance with his or her percentage of ownership in the Common Elements, in accordance with such Unit Owners' percentage of ownership interest therein, as shown on Exhibit D hereto. Payment of common expenses, including any prepayment thereof required by a contract for sale of a Unit, shall be in such amounts and at such times as determined in the manner provided in the Bylaws. No Unit Owner shall be exempt from payment of his or her Proportionate Share of the common expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of his or her Unit. If any Unit Owner shall fail or refuse to make any such payment of common expenses when due, the amount thereof, together with the interest thereon at the maximum allowable rate at law per annum from the date that said common expenses become due and payable, plus reasonable attorney's fees incurred by the Association in the collection thereof or the enforcement of the lien herein provided, shall constitute a lien on the interest of such Unit Owner in his or her Unit and in the Property as provided in the Act. The sale or conveyance of a Unit shall in all cases be subject to all unpaid assessments against the Unit Owner thereof for his or her pro rata share in the common expenses, and if the same are not paid by the Owner thereof prior to any sale or conveyance, shall be a lien against the Unit and shall be payable by the new Unit Owner thereof. Likewise, all taxes and other levies and assessments by governmental taxing bodies shall be a lien against individual Units.

9. Mortgages and Deeds of Trust. Each Unit Owner shall have the right, subject to the provisions hereof, to make separate mortgages and deeds of trust for his or her respective Unit together with his or her respective ownership interest in the Common Elements. No Unit Owner shall have the right or authority to grant, make or create, or cause to be granted, made or created, any mortgage, deed of trust or other lien on or affecting the Property or any part thereof, except only to the extent of his or her own Unit and the respective percentage interest in the Common Elements corresponding thereto.

10. Separate Real Estate Taxes. Real estate taxes shall be separately taxed to each Unit Owner for his or her Unit and his or her corresponding percentage of ownership in the Common Elements, as provided in the Act. In the event that such taxes for any year are not separately taxed to each Unit Owner, but rather are taxed on the Property as a whole, then each Unit Owner shall pay his or her Proportionate Share thereof in accordance with his or her respective percentage of ownership interest in the Common Elements, and, in said event, such taxes shall be a common expense.

11. Separate Utility Assessments; Utility and Meter Service. Utility services for Units shall be separately metered, and all utility charges for Units shall be assessed to and constitute the sole responsibility of the respective Unit Owners thereof. In the event that any utility services are not separately metered, the charges for such utility services shall be paid by the Unit Owners served thereby pro rata in accordance with their relative Proportionate Shares. Utility meters for all Units may be located on or within one Unit. Easements are hereby granted for the location of such meters and for utility lines and service and for access to such utility lines and service for reading and maintenance purposes from such meters over all the Units for the benefit of each Unit Owner serviced by the utility meters, lines, and service.

12. Insurance.

(a) The Association shall obtain liability insurance for the Common Elements in such amounts as the Board may determine, together with workmen's compensation insurance and other liability insurance as the Board may determine, insuring each Unit Owner, mortgagees of Record, if any, the Association, its officers, its Directors, the Board and the Declarant from liability. The Board shall retain in safekeeping the original of each such liability policy for six (6) years after the expiration date of the applicable policy.

(b) If the Common Elements contain improvements, the Association shall carry property insurance thereon against loss or damage by fire, vandalism, malicious mischief and such other hazards as are covered under a Causes of Loss – Special Form policy or its equivalent, for the full replacement cost thereof, and against such other hazards and for such amounts as the Board may determine. Replacement cost shall be deemed the cost of restoring applicable portions of the Common Elements to substantially the same condition in which they existed prior to damage or deconstruction. Such insurance coverage shall be written in the name of, and the proceeds thereof shall be payable to, the Association, as the trustee for the Unit Owners. The policy of property insurance should also contain, if possible, a waiver of subrogation rights by the insurer against the Unit Owners.

(c) The Association shall carry fidelity coverage covering officers, Directors and employees who handle or are responsible for handling Association funds. Such coverage shall be in such amounts as the Board may determine, but in no event less than one hundred fifty percent (150%) of the monthly operating expenses of the Association and shall contain waivers of any defense based upon the exclusion of persons servicing without compensation. The foregoing insurance shall not be required if there are no Association funds to be handled.

(d) The Association shall have the authority to and may obtain such other insurance insuring the Project or insuring Directors, officers of the Association, and members of any committee appointed pursuant to the Bylaws from liability arising from the fact that said person is or was the Director or office of the Association, or a member of such a committee. Such insurance shall be in such amounts, from such sources and in such forms as the Board may determine.

(e) Premiums for all insurance carried by the Association shall be deemed Common Expenses.

(f) Each Unit Owner shall be responsible for obtaining property insurance on such Owner's Unit (including the Unit's Private Elements and Limited Common Elements) as well as any additions and improvements thereto. Each Unit Owner or Occupant, as applicable, shall be responsible for obtaining property insurance on such Unit Owner's or Occupant's Personal Property. In addition, in the event a Unit Owner desires to insure against personal liability, loss or damage beyond the extent that such liability, loss or damage would be covered by the insurance obtained by the Association as part of the Common Expenses, as above provided, said Unit Owner may, at such Owner's option and expense, obtain such additional insurance. The insurance occurring within the Common Elements, and any additional insurance obtained by the Unit Owner shall be deemed primary with respect to matters occurring within the Owner's Private Elements and the Limited Common Elements appurtenant to the Unit, and any additional insurance obtained by the Association shall be deemed supplemental.

(g) The Association shall indemnify, defend and hold the Declarant, each of the Unit Owners and their respective Occupants harmless of, from and against any and all losses, damages, liabilities, claims, liens, costs and expenses (including, but not limited to, court costs, reasonable attorney's fees and litigation expenses) in connection with injury to or death of any person or damage to or theft, loss or loss of the use of any property occurring in or about the Common Area, or from any activity, work, or thing done, permitted or suffered by the Association or its Board in

or about the Common Area, except to the extent arising from the gross negligence or intentional misconduct of any such indemnitee.

13. Damage and Reconstruction.

(a) In the event of damage to or deconstruction of any of the Common Elements as a result of fire or other casualty covered by property insurance carried by the Association, the Board shall, in its sole and absolute discretion, determine and without intervention of any Unit Owner, arrange for the prompt repair and restoration of the damaged portions of the Common Elements to substantially the same condition in which they existed prior to damage or destruction. Where the insurance proceeds are insufficient to cover the costs of such repairs and restoration to the Common Elements, the deficit shall be a Common Expense. If the damage is to any Limited Common Elements, the insurance proceeds shall be released to the Owners of the Units to which such Limited Common Elements are appurtenant, who shall thereafter be responsible for the repair and restoration of the same and funding any deficit if the insurance proceeds are not sufficient to complete such repair and restoration.

(b) In the event of casualty or loss, the Association shall not be responsible for the repair, replacement or restoration of any Unit (or any Private Element or Limited Common Element that is a part of such Unit), and each Unit Owner shall be responsible for obtaining property and liability insurance coverage on the Owner's Unit (including Private Elements and Limited Common Elements), including any additions and improvements thereto.

(c) Each Unit Owner and Occupant shall be responsible for insuring its Personal Property, and in no event shall the Association be responsible for any damage thereto.

14. Maintenance, Repairs and Replacements.

(a) Obligations of Unit Owners. Each Unit Owner, at such Owner's expense, shall furnish and be responsible for all maintenance of, repairs to and replacements of such Owner's Unit and its Limited Common Elements, including plumbing, pipes, wiring, appliances, heating, air conditioning, ventilation systems, and structural components of the Unit. In addition, each Unit Owner shall be responsible for all outside porches, outside HVAC, decks or patios, exterior glass, windows, including storm windows, screens, and doors, including storm doors. Upon the Unit Owner's default in performing such required maintenance, the Association shall have the right, but no duty, upon thirty (30) days' advance written notice to said Unit Owner, to perform the necessary maintenance and to charge the costs thereof to said Unit Owner, which costs shall constitute a lien on the interest of such Unit Owner in the Unit as provided in the Act.

(b) Obligations of the Association. The Association shall be responsible for maintenance of, repairs to and replacements within the Common Elements. Other items of maintenance, repair and replacement in the Units shall be the responsibility of the Unit Owner. The cost of maintenance, repairs, and replacements, which are the responsibility of the Association, shall be part of the common expenses subject to the Bylaws, Rules and Regulations of the Association.

(c) Loss Attributable to the Unit Owner. If, due to the act or neglect of a Unit Owner, or of his or her agent, invitee or licensee, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repair or replacement are required that would otherwise be a common expense, then such Unit Owner shall pay for such damage or such maintenance, repair and replacement, as may be determined by the Association, to the extent not covered by the Association's insurance or sufficient proceeds are not collected from the insurance carrier. The authorized representatives of the Association, Board or of the Managing Agent with approval of the Board shall be entitled to reasonable access to the individual Units as may be required in connection with the preservation of any individual Unit in the event of an emergency, or in

connection with any maintenance, repairs or replacements within the Common Elements or any equipment, facilities or fixtures affecting or serving other Units, Common Elements, or to make any alteration required by any governmental authority.

(d) Easement for Maintenance. The authorized representatives of the Association, the Board, or the Manager, with approval of the Board, shall be entitled to reasonable access to the individual Units as may be required in connection with the preservation of any individual Unit in the event of an emergency or in connection with any maintenance, repairs, or replacements of or within the Common Elements or any equipment, facilities, or fixtures affecting or serving other Units, Common Elements, or to make any alteration required by any Governmental Entity.

15. Alterations, Additions or Improvements. The Board may authorize and charge as common expenses alterations, additions and improvements of the Common Elements as provided in the Bylaws. Any Unit Owner may make non-structural alterations, additions or improvements within such Owner's Unit without the prior written approval of the Board, but such Unit Owner shall be responsible for any damages to other Units, the Common Elements, the Property, or any part thereof, resulting from such alterations, additions or improvements.

16. Encroachments and Easements. If any portions of Common Elements shall actually encroach upon any Unit, or if any Unit shall actually encroach upon any portions of the Common Elements, as the Common Elements and Units are shown by the Plat, there shall be deemed to be mutual easements in favor of the Owners of the Common Elements and the respective Unit Owners involved, to the extent of such encroachments, so long as the same shall exist.

The Association shall have the right to grant permits, licenses, and easements over the Common Elements for utilities and for other purposes reasonably necessary or useful for the proper maintenance or operation of the horizontal property regime.

The Units and Common Elements shall have and be subject to the following easements:

(a) If any portion of the Common Elements shall actually encroach upon any Unit, or if any Unit, including, but not limited to, utility lines and service associated with such Unit, shall actually encroach upon any portions of the Common Elements, or if any Unit shall actually encroach upon another Unit, as the Common Elements and Units are shown by the Plat, due to engineering errors, errors in original construction, reconstruction, or repair, settlement or shifting of a Building, or movement of any portion of any other improvements on the Property, or any similar cause, there shall be deemed to be mutual easements to the extent of such encroachments, so long as the same shall exist; provided, however, that in no event shall an easement for encroachment be created in favor of a Unit Owner if said encroachment occurred due to the willful act of said Unit Owner, and further provided that the physical boundaries of a Unit following construction or any reconstruction or repair thereof will be in substantial accord with the description of those boundaries in this Declaration.

(b) Each Unit Owner shall have a perpetual and non-exclusive easement for ingress and egress to such Unit Owner's Unit, in, upon, over, under, across, and through the Common Elements, which easement shall be appurtenant to the Unit of such Unit Owner and shall pass with the Unit as and when a transfer or conveyance of ownership of the Unit occurs.

(c) Declarant hereby reserves a perpetual and non-exclusive easement in, upon, over, under, across, and through the Common Elements and Private Elements for the purpose of the installation, maintenance, repair, and replacement of sewer, water, power, and telephone pipes, lines, mains, conduits, poles, or transformers, facilities for cable television systems, Internet/broadband lines,

conduits, or poles, and any and all other equipment or machinery necessary or incidental to the proper functioning of any utilities systems servicing the Property, which easement shall be for the benefit of Declarant and any governmental agency, utility company, or other entity (public or private) that requires the same for the purpose of furnishing one or more of the foregoing services.

(d) Declarant hereby reserves an easement in, upon, over, under, across, and through the Common Elements during the Development Period in order to maintain such facilities and perform such operations as in the sole opinion of Declarant may be reasonably required, convenient, or incidental to the construction of the Units and the Common Elements and the sale of the Units, including, but not limited to, a business office, sales office, storage area, construction yard, sign, or model Units, and for a period of two (2) years after the Development Period, in order to make any repairs to improvements on the Property, including, without limitation, the Units, that Declarant may deem necessary or that may be required pursuant to contracts of sale made with purchasers of Units.

(e) In accordance with the specifications of each governmental body having jurisdiction over the construction of roadways, streets, alleyways, and/or public ways, a right and easement is hereby reserved by Declarant to construct all streets, roads, alleys, or other ways as now or hereafter may be shown on the Plat or any future recorded plat at such grades or elevations as Declarant in Declarant's sole discretion may deem proper. For the purpose of constructing such streets, roads, alleys, or ways, Declarant additionally shall have a temporary construction easement upon and along the Common Elements for the construction of same, and no Unit Owner shall have any right of action or claim for damages against anyone on account of the grade or elevation at which such road, street, alley, or public way hereafter may be constructed or on account of any bank slopes constructed within the limits of said easement.

(f) The Association and Declarant reserve a perpetual and non-exclusive easement of unobstructed ingress and egress in, upon, over, under, across, and through the Common Elements, Private Elements, and Units for the purpose of maintaining, repairing and replacing the Common Elements or any equipment, facilities, or fixtures affecting or servicing the Common Elements or any of the Private Elements for which the Association has maintenance responsibility, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the affected Unit Owner or Occupant, except that, in the case of an emergency, such right of entry shall be immediate and absolute, regardless of whether the Unit Owner or Occupant is present at the time or whether request is made.

17. Use and Occupancy Restrictions.

(a) Vehicle Parking, Storage and Use. No vehicles, trailers, boats, boat trailers, go carts, golf carts, travel trailers, inoperative vehicles, recreational vehicles or campers shall be temporarily, semi-permanently or permanently parked or stored in the Common Elements, except that operable vehicles may be parked on a temporary, non-permanent basis in clearly designated parking areas within the Common Elements.

(b) Signs and Advertisements. With the exception to personal property sale signs as, no sign, advertisement, billboard or advertising structure of any kind shall be erected upon or displayed or otherwise exposed in view on any Unit or any improvement thereon without the prior written consent of the Association; provided that this requirement shall not preclude the installation by Declarant of signs identifying the residential development and directions to model homes and homes for sale, and provided further that this requirement shall not preclude the placement by Owners of "For Sale" signs in the front of individual residences of such size, character, and number as shall from time to time be established by the Association. The Association shall have the right

to remove any such unapproved sign, advertisement, billboard or structure that is placed on said Units, and in doing so shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal. Declarant's rights contained in this Paragraph shall not expire until all homes in the Development have been sold to third parties.

(c) Animals and Pets. No animals, livestock, or poultry of any kind shall be raised, bred, pastured, or maintained in any Unit, except household pets such as dogs and cats which may be kept thereon in reasonable numbers as pets, with no more than three (3) pets for the sole pleasure of the Owner or Occupant, but not for any commercial use or purpose. No animal shall be allowed to roam freely in the Common Elements. All animals shall be maintained on a leash and under control at all times when in the Common Elements. No Owner or Occupant shall be allowed to keep any animal which causes excessive noise (including without limitation barking), odor or constitutes a danger to other persons or otherwise constitutes a nuisance. Unit Owners shall be responsible for cleaning up and removing any animal waste deposited by their pets in the Common Elements.

(d) Nuisances and Unsightly Materials. Each Owner or Occupant shall refrain from any act or use of any Unit, which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to others. No noxious or offensive thing, trade or activity shall be carried within any Unit which may be reasonably considered to be or become an annoyance or nuisance to the neighborhood. No Unit shall be used, in whole or in part, for the storage of rubbish of any character whatsoever, not shall any substance, thing, or material be kept within any Unit which will emit foul or noxious odors or which will cause any noise that might disturb the peace and quiet of the Owners or Occupants of surrounding Units. The foregoing shall not be construed to prohibit the temporary deposits of trash and other debris for pick-up by garbage and trash removal service. The Board of Directors of the Association shall be the sole judge using its sole discretion in determining any violation of any provision contained in this Declaration.

(e) Trash Pickup. Trash, garbage, and other waste shall be kept only in sanitary containers located within each Unit or in the common use dumpsters provided by the Association which shall be kept in an area designated by the Association and shall be disposed of in a clean and sanitary manner as otherwise prescribed from time to time in the Rules and Regulations. If necessary, the Association shall enter into the contract for trash pickup and shall pay as a part of the Common Elements expenses and annual assessments, the expense for such service. Owners shall abide by the rules and procedures set forth by the Association and any trash pickup service engaged.

(f) Mail Service. Mail Service for each Unit shall be delivered to a central delivery area designated by the Association. Each Unit shall have a designated mailbox in the central delivery area.

(g) Occupancy and Use. Subject to the provisions of the Bylaws, no part of the Property may be used for purposes other than residential housing and activities incidental thereto and as allowed by applicable municipal zoning laws. Each Unit shall be used as a residence, or such other use permitted by this Declaration. The foregoing restrictions as to residence shall not, however, be construed in such manner as to prohibit a Unit Owner from: (a) maintaining a personal professional library; (b) keeping personal business or professional records or accounts; or (c) handling personal or professional telephone calls or correspondence. Such uses are expressly declared customarily incident to the principal residential use and not in violation of said restrictions, provided that they do not violate the above restrictions. Notwithstanding anything herein to the contrary, any Unit lease shall be in writing and shall be subject to this Declaration and to the Bylaws. Furthermore, notwithstanding anything herein to the contrary, nothing herein shall prevent any Unit from being rented out through a short-term rental marketplace, provided that such use conforms with any and all applicable codes, zoning ordinances, regulations, requirements, statutes, and laws and that the

Unit Owner maintains all necessary permits and other permissions required by applicable laws. No Unit or Common Elements or Limited Common Elements may be used in violation of the restrictions and provisions contained herein or in the Bylaws. The use, maintenance, and operation of the Common Elements shall not be obstructed, damaged, or unreasonably interfered with by any Unit Owner and shall be subject to any lease, concession, or easement, whether presently in existence or entered into by the Board at some future time, affecting any part or all of said Common Elements. Declarant is irrevocably empowered, notwithstanding anything herein to the contrary, to sell, lease, or rent any Unit owned by Declarant to any Person approved by Declarant. Declarant shall have the right to transact on the Property any business deemed necessary by Declarant to consummate the sale, lease, or resale of the Units. As long as Declarant owns a Unit, neither the other Unit Owners, nor their use of their Units shall interfere with the sale of a Unit by Declarant.

18. Remedies. In the event of any violation of the provisions of the Act, this Declaration, the Bylaws or the Rules and Regulations by any Unit Owner (either by his or her own conduct or by the conduct of any other Occupant of his or her Unit or any invitee or licensee thereof) the Association, or its successors or assigns, or the Board, or its agent, shall have each and all of the rights and remedies that may be provided for in the Act, this Declaration, the Bylaws or said Rules and Regulations, or that may be available at law or in equity, and may prosecute an action or other proceedings against such defaulting Unit Owner and/or other Occupant for enforcement of any lien and the appointment of a receiver for the Unit and ownership interest of such Unit Owner, or for damages or injunction or specific performance, or for judgment for payment of money and collection thereof, or for any combination of remedies, or for any other relief. All expenses of the Board in connection with any such actions or proceedings, including court costs and attorneys' fees and other fees and expenses and all damages, liquidated or otherwise, together with interest, thereon at the maximum allowed rate by law per annum until paid, shall be charged to and assessed against such defaulting Unit Owner, and shall be added to and deemed part of his or her respective share of the common expenses, and the Association shall have a lien for all of the same, as well as for nonpayment of his or her respective share of the common expenses, upon the Unit and ownership in interest in the Common Elements of such defaulting Unit Owner and upon all of his or her additions and improvements thereto and upon all of his or her personal property in his or her Unit or located elsewhere on the Property; provided, however, that such lien shall be subordinate to the lien of a recorded first mortgage or deed of trust on the interest of such Unit Owner, except for the amount of the Proportionate Share of said common expenses that become due and payable from and after the date on which the beneficiary of said mortgage or deed of trust either takes possession of the Unit, accepts a conveyance of any interest therein (other than as a security) or forecloses its mortgage or deed of trust. In the event of any such default by any Unit Owner, the Board and the manager or Managing Agent, if so authorized by the Board, shall have the authority to correct such default and to do whatever may be necessary for such purpose, and all expenses in connection therewith shall be charged to and assessed against such defaulting Unit Owner and secured by the lien hereinabove provided. Any and all such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Board. This paragraph shall not be amended, changed, modified or rescinded without the prior consent of all holders of mortgage and deed of trust liens against Units whose respective interests appear of Record.

The violation of any restriction or condition or regulation adopted by the Board or the breach of any covenant or provision herein contained shall give the Association, acting through the Board, the right, in addition to any other rights provided for in this Declaration: (a) to enter (either peaceably or forcibly without liability to such Unit Owner for such entry) upon the Unit, or any portion of the Property upon which or as to which such violation or breach exists, and summarily to abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and the Board, or its employees or agents, shall not thereby be deemed guilty in any manner of trespass; or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach; or (c) to take possession (either peaceably or

forcibly without liability to such Unit Owner for such entry) of such Unit Owner's interest in the Property and to maintain an action for possession of such Unit in the manner provided by law.

If any Unit Owner (either by his or her own conduct or the conduct of any other Occupant of his or her Unit or any invitee or licensee thereof) shall violate the Act, or any of the covenants, restrictions or provisions of this Declaration or any of the Rules and Regulations, and if such default or violation shall continue for ten (10) days after notice to the Unit Owner in writing from the Board, or shall occur repeatedly during any ten (10) day period after such written notice or request to cure such violation from the Board, then the Board shall have the power to issue to said defaulting Unit Owner a notice in writing terminating the rights of the said defaulting Unit Owner to continue as a Unit Owner and to continue to occupy, use or control his or her Unit, and thereupon an action in equity may be filed by the Association, acting through the Board, against said defaulting Unit Owner for a decree of mandatory injunction against such defaulting Unit Owner or Occupant, or in the alternative, for a decree declaring the termination of said defaulting Unit Owner's right to occupy, use or control the Unit on account of said violation, and ordering that all right, title and interest of said defaulting Unit Owner in the Property shall be sold (subject to the lien of any existing deed of trust or mortgage) at a judicial sale upon such notice and terms as the court shall determine, except that the court shall enjoin and restrain the said defaulting Unit Owner from reacquiring his or her interest at such judicial sale. The proceeds of any such judicial sale shall first be paid to discharge court costs, court reporter charges, reasonable attorneys' fees and all other expenses of proceeding and sale, and all such items shall be taxed against said defaulting Unit Owner in said decree. Any balance of proceeds, after satisfaction of such charges and any unpaid assessments or liens hereunder, shall be paid to said defaulting Unit Owner. Upon the confirmation of such sale, the purchaser shall thereupon be entitled to a deed to the Unit and the Unit Owner's corresponding percentage of ownership in the Common Elements, and to immediate possession of the Unit sold, and may apply to the court for a writ of assistance for the purpose of acquiring such possession, and it shall be a condition of any such sale, and the decree shall so provide, that the purchaser shall take the interest in the Unit ownership sold subject to this Declaration.

19. Amendment. This Declaration may be amended by the Declarant without joinder of any Owner of any Unit until 100% of the Units have been completed, as defined in Section (1)(h), and sold whichever shall last occur. Thereafter, the provisions of this Declaration may be changed, modified or rescinded by an instrument in writing, setting forth such change, modification or rescission, signed by not less than a Majority and acknowledged; provided, however, that all lien holders of Record shall have been notified by certified mail of such change, modification or rescission and an affidavit by the secretary of the Association certifying to such mailing shall be made a part of such instrument.

Notwithstanding the foregoing, if the Act, this Declaration or the Bylaws require the consent or agreement of all Unit Owners or of all lien holders for any action specified in the Act or in this Declaration, then any instrument changing, modifying or rescinding any provision of this Declaration with respect to such action shall be signed by all Unit Owners or all lien holders or both as required by the Act or this Declaration. The change, modification or rescission, shall be effective upon the Recording of such instrument; provided, however, that no provisions in the Declaration may be changed, modified or rescinded so as to conflict with the provisions of this Act.

20. Notices. Notices provided for in the Act, this Declaration or the Bylaws shall be in writing, and shall be addressed to the Association, the Board or any Unit Owner, as the case may be. The Association or Board may designate a different address or addresses for notices by written notice of such change of address to all Unit Owners. Any Unit Owner may designate a different address for notices to him by giving written notice to the Association. Notices addressed as above shall be deemed delivered when mailed by the United States registered or certified mail, or when delivered in person with written acknowledgement of the receipt thereof. Upon written request to the Board, the holder of any recorded mortgage or trust deed encumbering any Unit shall be given a copy of all notices permitted or required by this Declaration to be

given to the Unit Owner or Owners whose Unit is subject to such mortgage or trust deed.

21. Severability. If any provision of this Declaration or the Bylaws, or any section, sentence, clause, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of this Declaration and the Bylaws and the application of any such provisions, section, sentence, clause, phrase or word in any other circumstances shall not be affected thereby, and the remainder of this Declaration or the Bylaws shall be construed as if such invalid part was never included therein.

22. Rights and Obligations. Each grantee of Declarant, by the acceptance of a deed of conveyance with respect to any part of the Property, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges of, and the jurisdiction, rights and powers created or reserved by, this Declaration. All future Unit Owners and Occupants shall be subject to and shall comply with the provisions of this Declaration. Any restrictions or rules in the Bylaws that are more than administrative in nature such as, but not limited to, reservations in favor of and future rights of Declarant, are hereby incorporated into and made a part of this Declaration by reference. All rights, benefits and privileges of every character hereby imposed shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in the Property and shall inure to the benefit of such grantee in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every such deed of conveyance or contract for conveyance.

All present and future Unit Owners, tenants and occupants of a Unit shall be subject to, and shall comply with, the provisions of the Bylaws, as they may be amended from time to time. The acceptance of a deed of conveyance, devise of or lease to a Unit, or the entering into occupancy of any Unit, shall constitute an agreement that the provisions of the Bylaws and any Rules and Regulations promulgated thereunder, as they may be amended from time to time, are assumed, accepted and ratified by such Unit Owner, tenant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

The terms and conditions of this Declaration, the Bylaws and the Rules and Regulations promulgated thereunder may be incorporated by reference in and become part of any agreement between any first mortgagee and any Unit Owner who enters into such agreement with a first mortgagee. When so incorporated, any default, in the terms and conditions of this Declaration, the Bylaws or the said Rules and Regulations may be considered as a default by the first mortgagee, whereupon said first mortgagee, after exercising its option to declare a default, shall then have all of the rights and privileges arising as a result of a default under its agreement with said Unit Owner.

23. Trustee as Unit Owner. In the event title to any Unit is conveyed to a land title holding trust, under the terms of which all powers of management, operation and control of the Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiary or beneficiaries thereunder shall be considered Unit Owners for all purposes and they shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Unit. No claim shall be made against any such title holding trustee personally for payment of any lien or obligation created hereunder, and such trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien obligation. The amount of any such lien or obligation shall continue to be a charge or lien upon the Unit and the beneficiaries of such trust, notwithstanding any transfers of the beneficial interest of any such trust or any transfer of title to such Unit.

24. Condemnation. In the event of a taking in condemnation or by eminent domain of a part of the Common Elements, the award made for such taking shall be payable to the Board for and on behalf of the Association. If a Majority of the Board in its sole and absolute discretion approve the repair and restoration

of such Common Elements, the Board shall arrange for the repair and restoration of such Common Elements, the Board shall disburse the proceeds of such award to the contractor(s) engaged in such repair and restoration in appropriate progress payments, In the event that the Board does not approve the repair and commence restoration of such Common Elements within one hundred twenty (120) days after taking by the public or private authority, the Board shall disburse the net proceeds of such award on the basis of each Unit's percentage of ownership in the Common Elements.

25. Rights Reserved. The Unit Owners' rights of enjoyment in the Common Elements shall be subject to:

(a) The right of the Association, as provided in its Bylaws, to suspend the enjoyment rights of any member in utilities, ingress and egress, and all other rights in the Common Elements for any period during which any Assessment remains unpaid, and for such period as it considers appropriate for any infraction to its published Rules and Regulations; and

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

(c) The right of the Association to diminish in any way or to dedicate or transfer all or any part of the Common Elements to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the members entitled to vote thereon, provided that no such diminution or dedication or transfer, nor any determination as to the purposes or conditions thereof, shall be effective unless Declarant (or its successors or assigns) and members of the Association entitled to cast two-thirds of the total votes of all classes of members entitled to vote thereon have approved such dedication, transfer, purpose or condition; and

(d) The right of Declarant, at its sole expense, to relocate, expand, modify, reduce, enlarge or extend existing driveways, parking areas and yard and to construct, relocate, expand, modify, reduce, enlarge or extend sewers, utility lines or service connections in order to serve the existing Building; and

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

(f) The right of the Association to establish Rules and Regulations concerning the use of and access to the Common Elements by the Unit Owners and any Occupants.

26. Other Amendments. Except as specifically stated elsewhere herein, and except for this Section, any provision of this Declaration may be changed, modified or rescinded by an instrument in writing, setting forth such change, modification or rescission, signed by Unit Owners owning not less than a Majority of the total Units, including the votes or Units of the Declarant, provided, however, that all lien holders of record have been notified by certified mail or such change, modification or rescission, and an affidavit by the secretary of the Association certifying to such mailing is made a part of such instrument.

However, if the Act, the Declaration or the Bylaws require the consent or agreement of all Unit Owners or of all lien holders for any action specified in the Act or this Declaration, then the instrument changing, modifying or rescinding any provision of this Declaration with respect to such action shall be signed by all Unit Owners or all lien holders or both as required by the Act or this Declaration. The change, modification or rescission, whether accomplished under the provisions of the preceding paragraph, shall be effective upon recording of such instrument in the office of the Register of Deeds of Davidson County, Tennessee; provide, however, that no provision in this Declaration may be changed, modified or rescinded so as to conflict with the provision of the Act.

Notwithstanding the above, the Declarant shall have the right to make and record any necessary amendment to this instrument for the express purpose of completion of development or correction of clerical errors or as may be required to obtain FHA, VA and/or Federal National Mortgage Association ("FNMA") approval for the Property. Additionally, so long as the Declarant maintains weighted voting rights under Class B membership in the Association, the Declarant shall have the right and authority to reconfigure the layout, floor plan or other aspects of any Units or the location of any Units as determined by the Declarant.

Any amendments adopted pursuant to this Section shall be evidenced by a Supplemental Declaration signed by a party or parties holding the requisite number of votes required to adopt the amendment, which Supplemental Declaration shall be recorded in the Register's Office for Davidson County, Tennessee. Any such Supplemental Declaration, which has been properly enacted or adopted, shall be binding upon all Owners without regard for whether all of the Owners signed the subject Supplemental Declaration.

27. Captions. The captions herein are inserted only as a matter of convenience, and in no way define, limit or describe the scope of these provisions or the intent of any provision hereof.

28. Gender and Number. The use of the masculine or neuter gender in this Declaration and in the Bylaws shall be deemed to include the masculine, feminine and neuter gender whenever the context so requires, and the use of the singular shall be deemed to include the plural whenever the context so requires, and vice versa.

[signature page follows]

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed this 15th day of November 2023.

DECLARANT:

LEGACY SOUTH, LLC
a Tennessee limited liability company

By: _____
Name: Frank E. Neal IV
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, Frank E. Neal IV, 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 President of Legacy South, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of ~~October~~ November 2023.

_____
Notary Public

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1

Land in Davidson County, Tennessee, being Lot No. 2 on the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 382.22 feet on the Easterly line and 379.60 feet on the Westerly line, to a dead line on which it measures 100 feet.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20231006-0079089, in the Register's Office of Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled the map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Advent Capital Partners, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20230127-0006368, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20231006-0079092, in the Register's Office of Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Walnut Grove Annex, of record in Plat Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 387.46 feet on the Easterly line and 384.84 feet on the Westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20231006-0079091, in the Register's Office of Davidson County, Tennessee.

Tract 4

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled the Map of Walnut Grove Annex, of record in Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Special Warranty Deed of record as Instrument No. 20231006-0079090, in the Register's Office of Davidson County, Tennessee.

Tract 5

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Walnut Grove Annex, as of record in Book 1424, page 90, in the Register's Office of Davidson County, Tennessee.

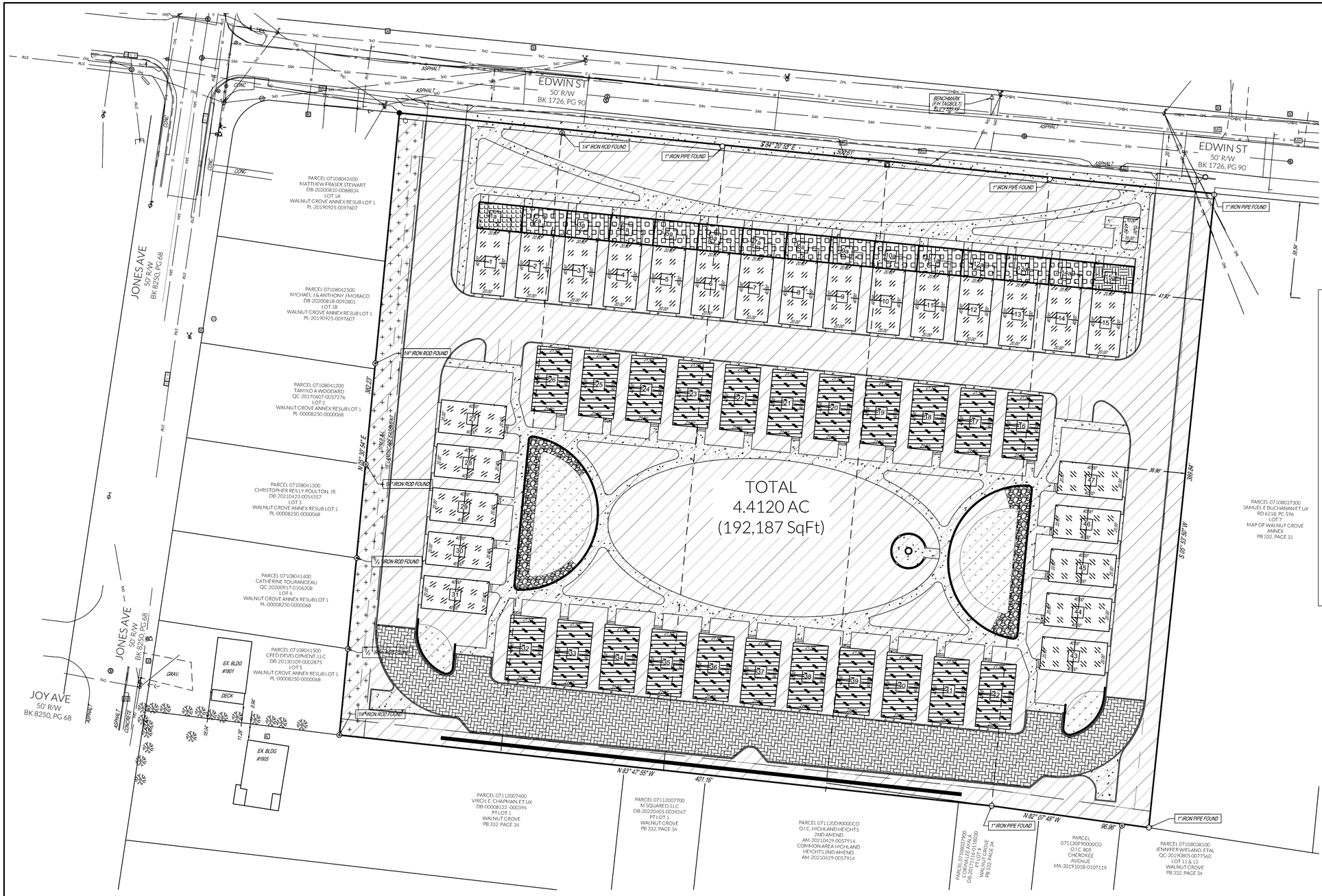
Said Lot No. 6 fronts 100 feet on the Southerly side of Edwin Avenue and runs back 392.70 feet on the Easterly line and 390.08 feet on the Westerly line to a dead line in the rear, measuring 100 feet thereon.

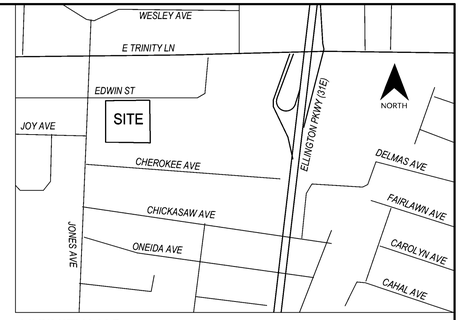
Being the same property conveyed to Legacy South, LLC, a Tennessee limited liability company, by Warranty Deed of record as Instrument No. 20231002-0076955, in the Register's Office of Davidson County, Tennessee.

Tracts 1-5 also being the same property consolidated into one tax parcel by Legacy South, LLC, a Tennessee limited liability company pursuant to that certain Quitclaim Deed, of record in Instrument No. 20231116-0089487 , in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Plat

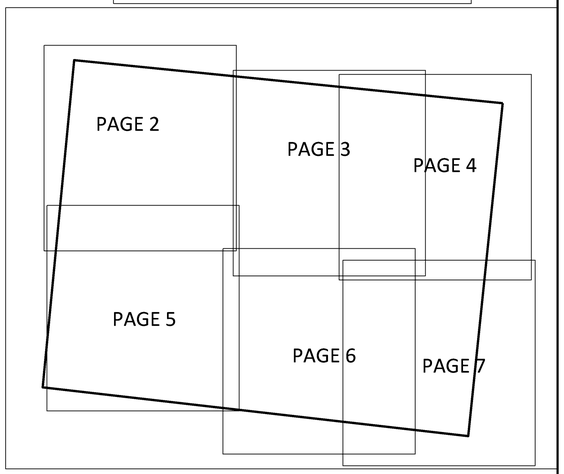




VICINITY MAP
NOT TO SCALE

SITE LOCATION
LAT -36°12'13" N
LON -86°45'26" W

PAGE LAYOUT



PRIVATE ELEMENT CHART

UNIT #	AREA (SqFt)	UNIT #	AREA (SqFt)	UNIT #	AREA (SqFt)
1	800 SqFt	17	860 SqFt	33	860 SqFt
2	800 SqFt	18	860 SqFt	34	860 SqFt
3	800 SqFt	19	860 SqFt	35	860 SqFt
4	800 SqFt	20	860 SqFt	36	860 SqFt
5	800 SqFt	21	860 SqFt	37	860 SqFt
6	800 SqFt	22	860 SqFt	38	860 SqFt
7	800 SqFt	23	860 SqFt	39	860 SqFt
8	800 SqFt	24	860 SqFt	40	860 SqFt
9	800 SqFt	25	860 SqFt	41	860 SqFt
10	800 SqFt	26	860 SqFt	42	860 SqFt
11	800 SqFt	27	800 SqFt	43	800 SqFt
12	800 SqFt	28	800 SqFt	44	800 SqFt
13	800 SqFt	29	800 SqFt	45	800 SqFt
14	800 SqFt	30	800 SqFt	46	800 SqFt
15	800 SqFt	31	800 SqFt	47	800 SqFt
16	860 SqFt	32	860 SqFt		

	800 SqFt
	860 SqFt
	432 SqFt
	431 SqFt
	389 SqFt

COMMON ELEMENT

	3.3708 AC 146,830 SqFt

NORTH

GRAPHIC SCALE (IN FEET)
30 0 30 60

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN COMPLIANCE WITH 0820-03 OF STANDARDS OF PRACTICE OF THE TENNESSEE BOARD OF EXAMINERS OF LAND SURVEYORS AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CATEGORY 1 SURVEY. THE FIELD WORK WAS COMPLETED 03/28/2023. THE DATE OF THIS MAP: 07/28/2023

DONOVAN BENSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3046

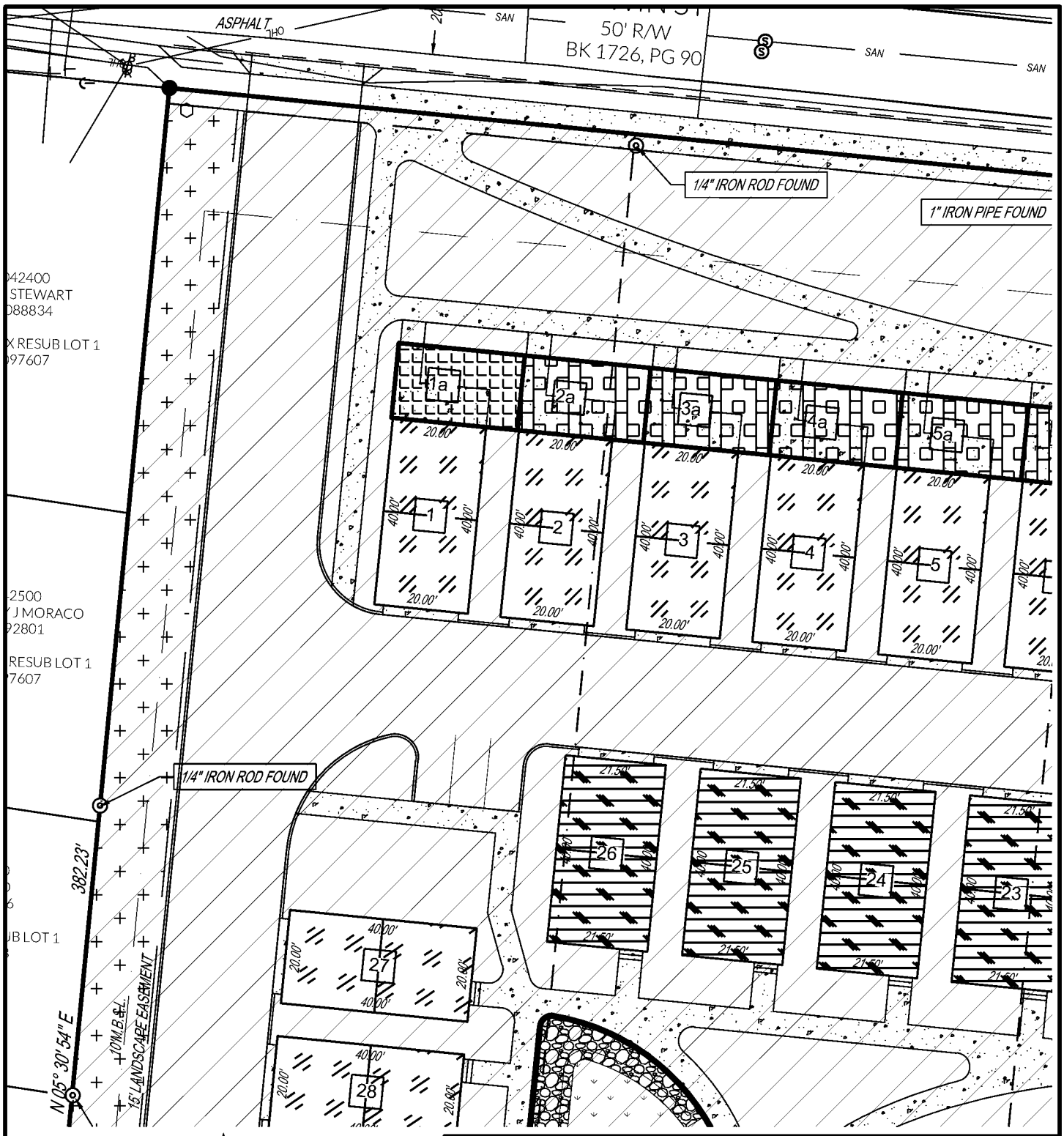
SIGNED DONOVAN BENSON, RLS TN REG. NO. 3046 BENSON@BALANDPROS.COM 937.286.5043 DATE 09/21/2023

HORIZONTAL PROPERTY REGIME PLAT	
LEGACY SOUTH BUILDERS	
504-520 EDWIN ST NASHVILLE	5TH COUNCIL DISTRICT DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=30'	DATE: 07/28/2023 REV 09/21/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 1 OF 8
CHECKED: JBA	BA LAND PROFESSIONALS

SURVEYOR
BA LAND PROFESSIONALS, LLC
3707 W SALINAS CIR
DAYTON, OH 45440
937.286.5043
WWW.BALANDPROFESSIONALS.COM
admin@balandpros.com

20231116008955 3

G:\SHARED DRIVES\BA LAND PROS\BA LAND SURVEYING PROJECTS\2022 BACKUP\22-0355 LEGACY 504 EDWIN ST - NASHVILLE\CAD\22-0355 LEGACY 504 EDWIN ST - HPR 09122023.DWG - 9/21/2023 3:10 PM



NORTH

30 0 30 60

GRAPHIC SCALE (IN FEET)

HORIZONTAL PROPERTY REGIME PLAT

LEGACY SOUTH BUILDERS

504-520 EDWIN ST
NASHVILLE

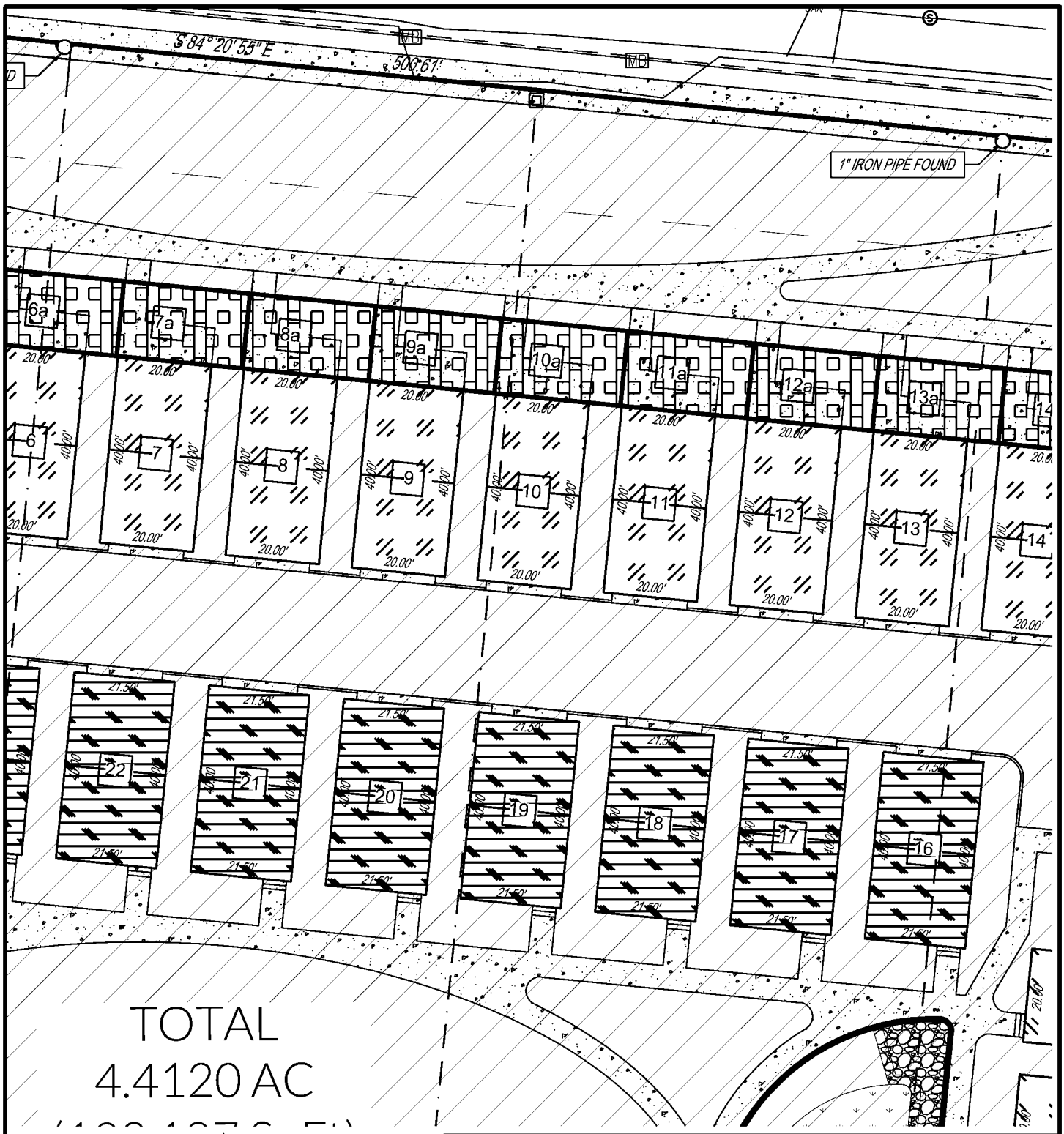
5TH COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30'	DATE: 07/28/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 2 OF 8
CHECKED: JBA	

BA LAND PROFESSIONALS

G:\SHARED DRIVES\BA LAND PROS\BA LAND SURVEYING PROJECTS\2022 BACKUP\22-0355 LEGACY 504 EDWIN ST - NASHVILLE\CAD\22-0355 LEGACY 504 EDWIN ST - HPR.DWG - 9/12/2023 4:37 PM

202311160089553



NORTH

30 0 30 60

GRAPHIC SCALE (IN FEET)

HORIZONTAL PROPERTY REGIME PLAT

LEGACY SOUTH BUILDERS

504-520 EDWIN ST
NASHVILLE

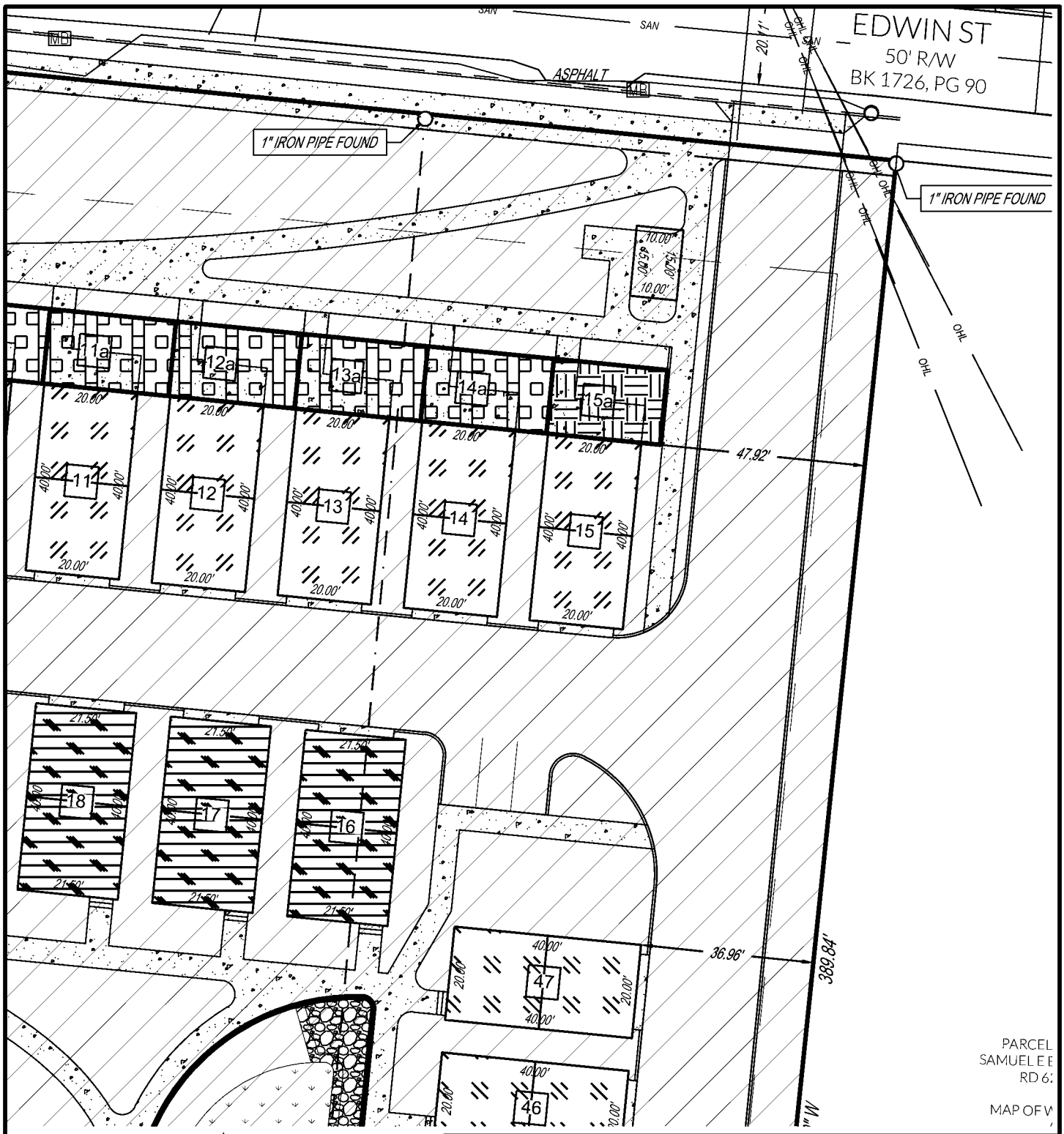
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DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30'	DATE: 07/28/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 3 OF 8
CHECKED: JBA	

BA LAND PROFESSIONALS

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GRAPHIC SCALE (IN FEET)

HORIZONTAL PROPERTY REGIME PLAT

LEGACY SOUTH BUILDERS

504-520 EDWIN ST
NASHVILLE

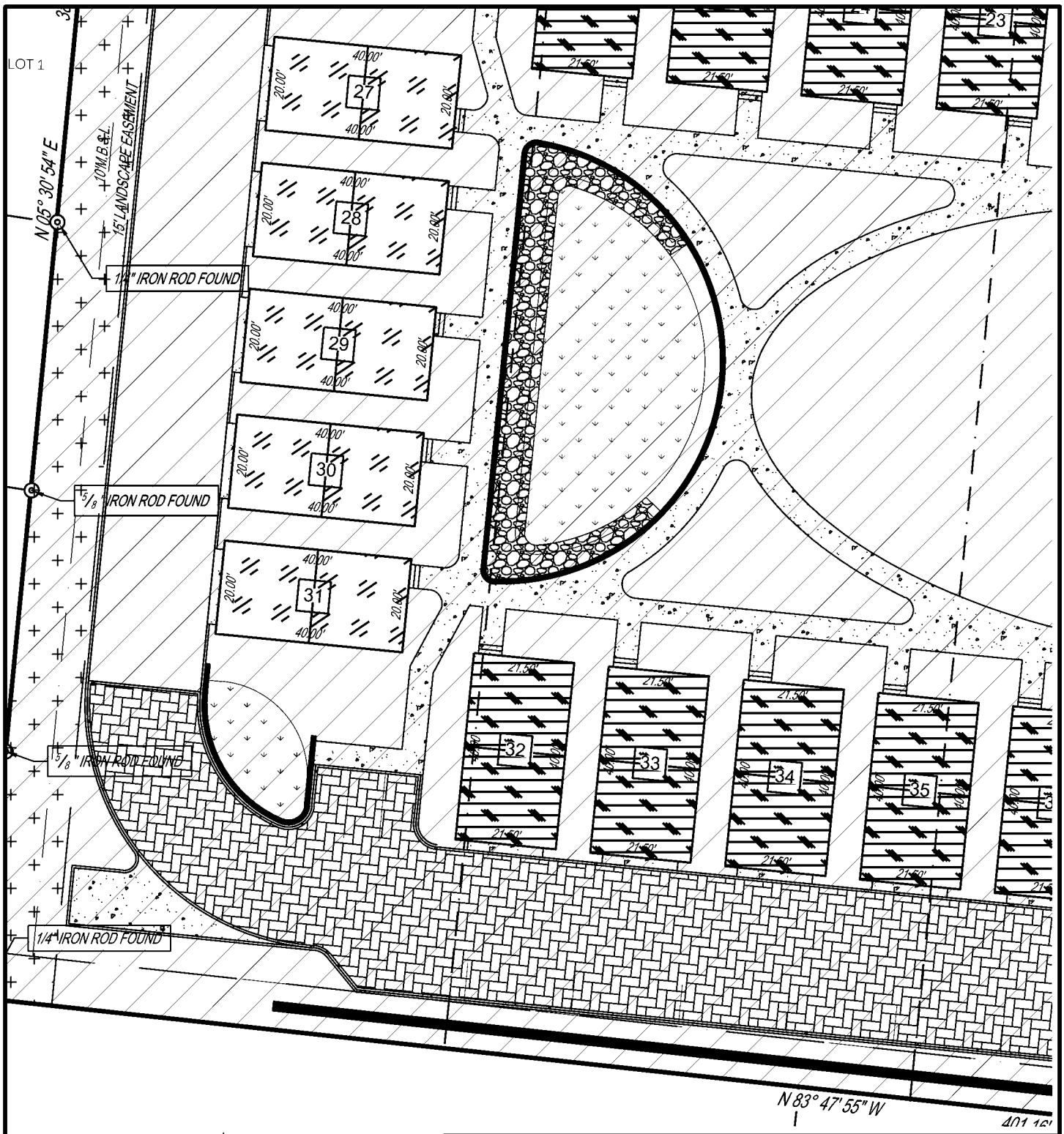
5TH COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30'	DATE: 07/28/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 4 OF 8
CHECKED: JBA	

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NORTH

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GRAPHIC SCALE (IN FEET)

HORIZONTAL PROPERTY REGIME PLAT

LEGACY SOUTH BUILDERS

504-520 EDWIN ST
NASHVILLE

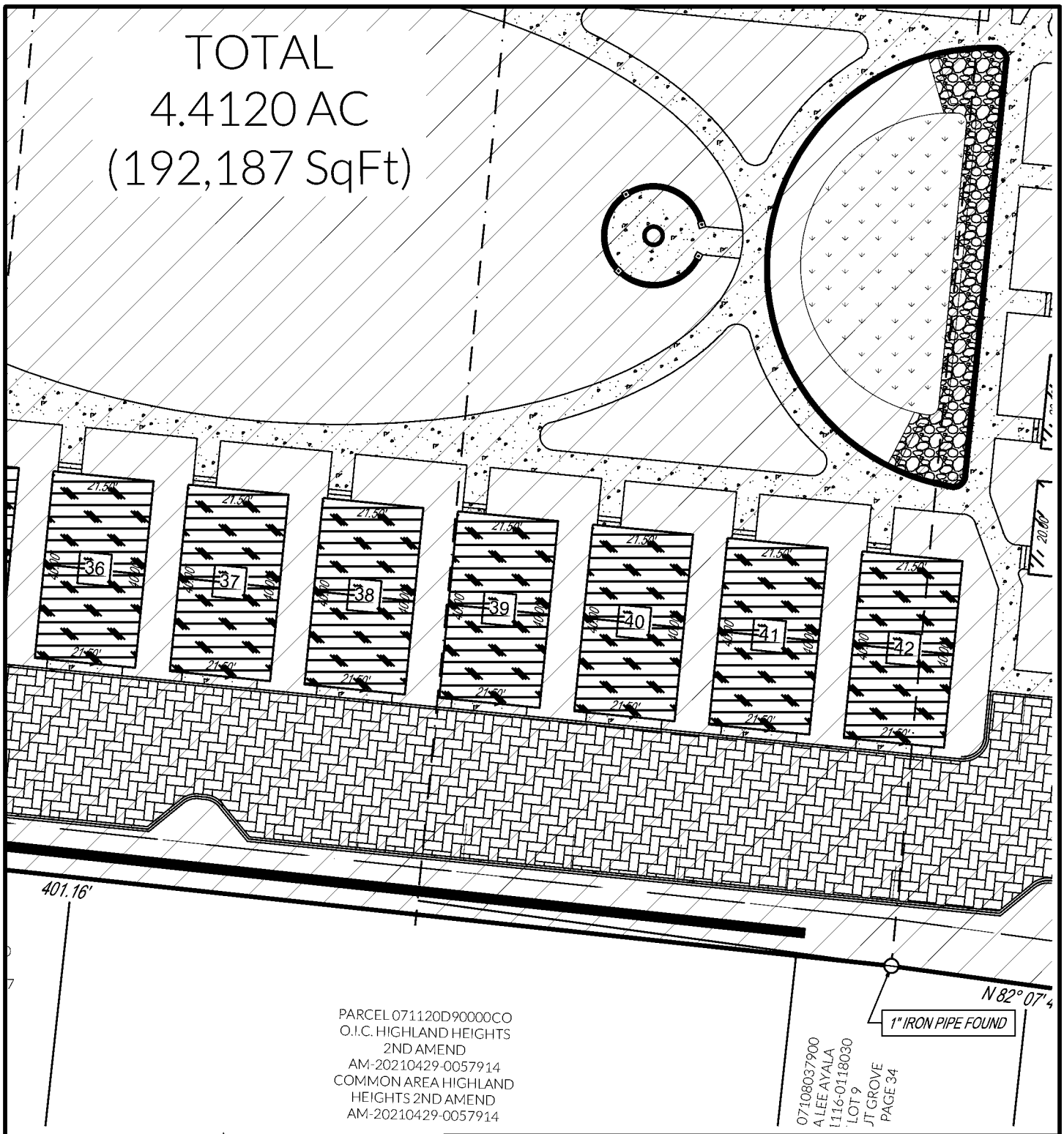
5TH COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30'	DATE: 07/28/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 5 OF 8
CHECKED: JBA	

BA LAND PROFESSIONALS

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NORTH

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GRAPHIC SCALE (IN FEET)

HORIZONTAL PROPERTY REGIME PLAT

LEGACY SOUTH BUILDERS

504-520 EDWIN ST
NASHVILLE

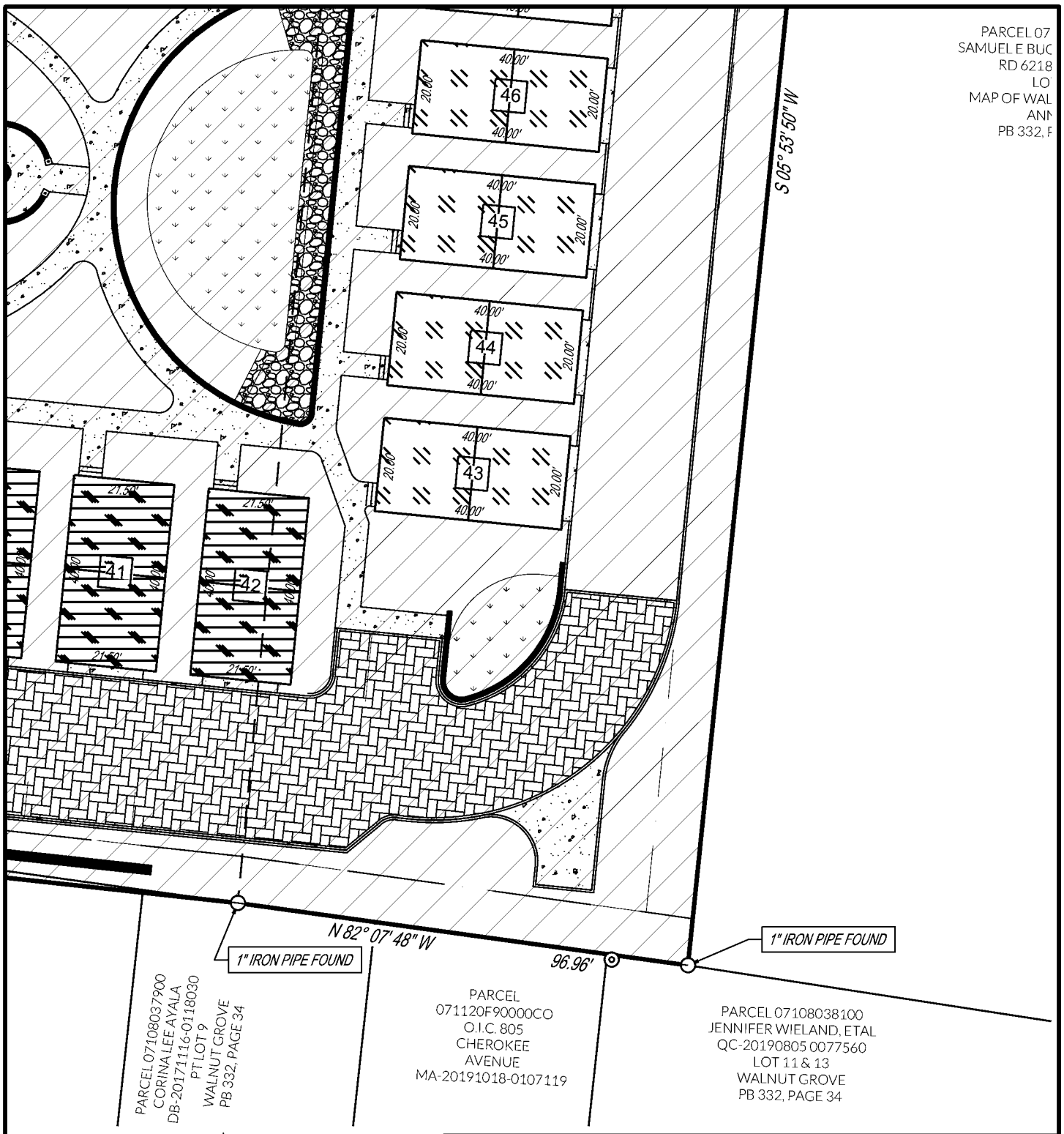
5TH COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30'	DATE: 07/28/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 6 OF 8
CHECKED: JBA	

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NORTH

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GRAPHIC SCALE (IN FEET)

HORIZONTAL PROPERTY REGIME PLAT

LEGACY SOUTH BUILDERS

504-520 EDWIN ST
NASHVILLE

5TH COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30'	DATE: 07/28/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 7 OF 8
CHECKED: JBA	

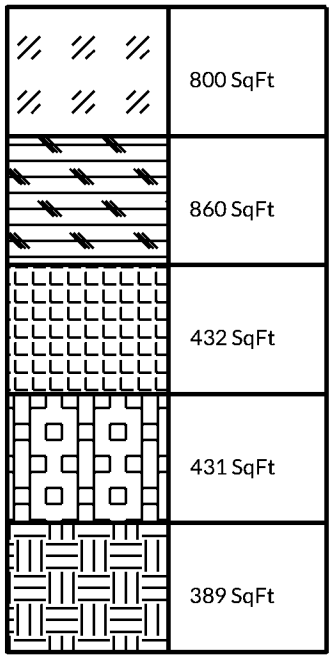
BA LAND PROFESSIONALS

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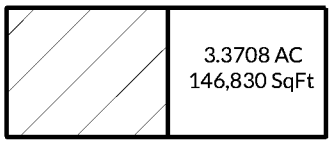
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PRIVATE ELEMENT CHART

UNIT #	AREA (SqFt)	UNIT #	AREA (SqFt)	UNIT #	AREA (SqFt)
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2	800 SqFt	18	860 SqFt	34	860 SqFt
3	800 SqFt	19	860 SqFt	35	860 SqFt
4	800 SqFt	20	860 SqFt	36	860 SqFt
5	800 SqFt	21	860 SqFt	37	860 SqFt
6	800 SqFt	22	860 SqFt	38	860 SqFt
7	800 SqFt	23	860 SqFt	39	860 SqFt
8	800 SqFt	24	860 SqFt	40	860 SqFt
9	800 SqFt	25	860 SqFt	41	860 SqFt
10	800 SqFt	26	860 SqFt	42	860 SqFt
11	800 SqFt	27	800 SqFt	43	800 SqFt
12	800 SqFt	28	800 SqFt	44	800 SqFt
13	800 SqFt	29	800 SqFt	45	800 SqFt
14	800 SqFt	30	800 SqFt	46	800 SqFt
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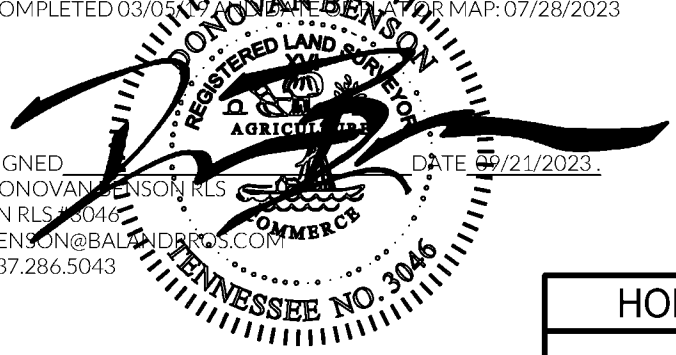


COMMON ELEMENT



SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN COMPLIANCE WITH 0820-03 OF STANDARDS OF PRACTICE OF THE TENNESSEE BOARD OF EXAMINERS OF LAND SURVEYORS AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY. THE FIELD WORK WAS COMPLETED 03/05/19 AND DATE OF PLAT OR MAP: 07/28/2023



SIGNED_____ DATE 09/21/2023 .
DONOVAN BENSON, RLS
TN RLS #3046
BENSON@BALANDPROS.COM
937.286.5043

SURVEYOR

BA LAND PROFESSIONALS, LLC
3707 W SALINAS CIR
DAYTON, OH 45440
937.286.5043
WWW.BALANDPROFESSIONALS.COM
admin@balandpros.com

HORIZONTAL PROPERTY REGIME PLAT

LEGACY SOUTH BUILDERS

504-520 EDWIN ST
NASHVILLE

5TH COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30'	DATE: 07/28/2023 REV 09/21/2023
DESIGN: N/A	JOB NO.: 22-0355
DRAWN: DPB	SHEET NO.: 8 OF 8
CHECKED: JBA	BA LAND PROFESSIONALS

EXHIBIT C

Prepared by:
Kaalberg Giesecke, PLLC
123 South 11th Street
Nashville, Tennessee 37206

BYLAWS OF HIGHLAND GARDENS HOMEOWNERS ASSOCIATION, INC..

ARTICLE I: RIGHTS OF DECLARANT DURING DECLARANT CONTROL PERIOD

Section 1. Declarant Control Period. As used in these Bylaws, the terms "Declarant" and "Declarant Control Period" shall have the meanings set forth in the Declaration. With respect to Declarant, "Unit" shall be deemed to include not only completed Units owned by Declarant at such time, but also shall include any incomplete or unconstructed Units as to which Declarant is the owner of the corresponding Private Elements at such time.

Section 2. Meetings of Association. Meetings of the Association during the Declarant Control Period shall take place only upon the call of Declarant. At any such meeting, Declarant may (but shall not be required to) submit to a vote of the Unit Owners any matter that properly may come before a meeting of the Association, and the other provisions hereof shall be applicable to all proceedings in connection with any matter so submitted. Except as provided in the immediately preceding sentence, and notwithstanding any provision herein to the contrary, during the Declarant Control Period, Declarant, in Declarant's sole discretion, shall determine all matters that may properly come before the Board or the Association.

Section 3. Board of Directors. During the Declarant Control Period, the Board of Directors (as hereinafter defined) shall be composed of such number of persons (not to exceed three (3)) as Declarant from time to time shall determine, and the Board of Directors shall be appointed by Declarant from time to time, shall serve for such terms, and shall be subject to removal by Declarant, all as Declarant shall determine in Declarant's sole discretion; provided, however, that no such Director's term shall extend later than the date of the First Annual Meeting.

Section 4. Officers. During the Declarant Control Period, the officers of the Association shall be appointed by Declarant from time to time, shall serve for such terms, and shall be subject to removal by Declarant, all as Declarant shall determine in Declarant's sole discretion; provided, however, that no such officer's term shall extend later than the organizational meeting of the new Board of Directors following the First Annual Meeting.

Section 5. Amendment of Bylaws During Declarant Control Period. Notwithstanding anything herein to the contrary, these Bylaws and any Rules and Regulations may not be amended by the Unit Owners during the Declarant Control Period without the express, prior written approval of Declarant.

ARTICLE II: MEMBERS (UNIT OWNERS)

Section 1. Eligibility. The members of Highland Gardens Homeowners Association, Inc., a Tennessee nonprofit corporation or entity (the "Association"), shall consist of the respective Unit Owners of Highland Gardens, a Horizontal Property Regime with Private Elements (the "Property"). These and other Terms are used in these Bylaws as they are defined in the Declaration of Covenants, Conditions and Restrictions for Highland Gardens, a Horizontal Property Regime with Private Elements (the "Declaration") which Declaration is recorded in the Register's Office for Davidson County, Tennessee. The words "member" or

"members" as used in these Bylaws mean and shall refer to "Unit Owners", as the case may be, as defined in the Declaration. If a Unit Owner is a land title holding trust under the terms of which all powers of management, operation and controls of the Unit remain vested in the trust beneficiary, then the member shall be the beneficiary of such trust.

Section 2. Succession. The membership of each Unit Owner shall terminate when such Owner ceases to be a Unit Owner, and upon the sale, transfer or other disposition of such Owner's ownership interest in the Property, such Owner's membership in the Association shall automatically be transferred to the new Unit Owner succeeding to such ownership interest.

Section 3. Annual Meetings. The annual meeting of Unit Owners shall be held at the time and place specified in the notice of such meeting, but such place shall be within five (5) miles of the property. The annual meeting of Unit Owners shall be held at a time established by the Board of Directors at least annually. At the annual meeting, the Unit Owners shall elect Directors, receive reports on the activities and financial condition of the Association, and transact such other business as may properly come before the meeting. The first annual meeting (the "First Annual Meeting") shall be called by Declarant at such time as, in Declarant's discretion, Declarant deems best.

Section 4. Special Meetings. The Association shall hold a special meeting of its Unit Owners upon the call of the Board of Directors or the President, or upon the written demands to the Secretary by Unit Owners holding at least fifty percent (50%) of all votes entitled to be cast on any issue to be considered at the proposed special meeting. Any call or demand for a special meeting shall describe the purposes for which the special meeting is to be held. Only business within the purposes described in the meeting notice for the special meeting may be conducted at such meeting.

Section 5. Notice of Meetings. The Association shall notify its Unit Owners of the date, time, and place of each annual and special meeting of Owners no fewer than ten (10), nor more than forty-five (45), days before the meeting date. The notice of a meeting shall also contain such other information which may be required by these Bylaws.

Section 6. Waiver of Notice. A Unit Owner's attendance at a meeting:

(a) 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; and

(b) Waives objection to consideration of a particular matter at the meeting that it not within the purpose(s) described in the meeting notice unless the Unit Owner objects to considering the matter when it is presented.

Section 7. Voting. The Association shall have two classes of voting membership:

Class "A". Class "A" member(s) shall be all Unit Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Unit owed. When more than one person holds an interest in any Unit, all such persons shall be members. The vote count for each Unit shall be exercised as they determine, but in no event shall additional votes above what are granted herein, due to multiple owners of individual Units.

Class "B". Class "B" member(s) shall be the Declarant and shall be entitled to forty-seven (47) votes for each Unit owned. The Class "B" membership shall cease and be converted to Class "A" membership on the happening of either of the following events, whichever occurs later:

(a) When the total votes outstanding in the Class "A" membership exceed the total votes outstanding in the Class "B" membership, or

(b) At the sole discretion of the Declarant.

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 hereunder until such Owner has cured such default. A Unit Owner shall be deemed to be in default if such Owner has not paid his or her assessments to the Board, or their agent, within ten (10) days after the date such assessments are due. A Unit Owner may protest the amount of the assessment, but it still must be paid during the pendency of the protest to the Board.

Section 8. Quorum. Unless otherwise required by law, one hundred percent (100%) of the votes entitled to be cast by Unit Owners must be represented at any meeting of the Unit Owners to constitute a quorum on that matter. If, however, such quorum is not represented at any such meeting, the Unit Owners present at the meeting in person or represented by proxy shall have the power to adjourn the meeting and schedule a follow-up meeting at which the quorum requirement shall be one-half of that required for the previous meeting. Notice of the follow-up meeting shall be given in similar manner to the previous meeting. At such time as a quorum is present, the meeting shall be held when any business may be transacted which might have been transacted at the meeting as provided in the original notice.

Section 9. Voting Requirements. Except as otherwise provided in these Bylaws, the Declaration or the Act, action on any matter voted upon at a meeting of the Unit Owners is approved if a Majority of the Unit Owners vote in favor of the action. However, Directors shall be elected by a plurality of the votes cast by the Unit Owners entitled to vote in the election at a meeting of the Unit Owners at which a quorum is present. Unit Owner shall vote in person or by proxy executed in writing by the Unit Owner. No proxy shall be valid after eleven (11) months from the date of its execution or upon conveyance by the Unit Owner of his or her Unit. No proxy shall be valid unless promulgated by the Board of Directors as an official proxy. A corporate Unit Owner's vote shall be cast by the President of the Unit Owner Corporation or by any other officer or proxy appointed by the President or designated by the Board of Directors of such corporation. Voting on all matter except the election of directors shall be by voice vote or by show of hands unless a Majority of the Unit Owners present at the meeting shall, prior to the voting on any matters, demand a ballot vote on that particular matter. Where directors or officers are to be elected by the Unit Owner, the official solicitation of proxies for such elections may be conducted by mail.

Section 10. Action by Written Consent. Action which 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 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 consent (or counterpart(s) thereof) 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 and included in the minutes or Association records.

Section 11. Action by Written Ballot. Any action which may be taken at any annual or special meeting of Unit Owners may be taken without a meeting if the Association delivers a written ballot to every Unit Owner entitled to vote on the latter. The written ballot shall set forth each proposed action and shall provide an opportunity to vote for or against each proposed action. Approval by written ballot shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the

number of votes cast by ballot. All solicitations for votes by written ballot shall:

(a) Indicate the number of responses needed to meet the quorum requirements;

(b) State the percentage of approvals necessary to approve each matter other than election of Directors; and

(c) Specify the time by which the ballot must be received by the Association in order to be counted.

ARTICLE III: BOARD OF DIRECTORS

Section 1. Number, Election, Term of Office and Qualification. The affairs of the Association shall be governed by a board of directors (the "Board of Directors" or the "Board") composed of a minimum of three (3) people, and all such directors shall be Unit Owners (or owners of an interest in a Unit). At the first annual meeting following the expiration of the Declarant Control Period, the Unit Owners shall elect three (3) directors to the Board (the "First Board"). The first elected director ("Seat One") shall have an initial term of one (1) year. The second elected director ("Seat Two") shall have an initial term of two (2) years. The third elected director ("Seat Three") shall have an initial term of three (3) years. Thereafter, all successive directors elected to the Board shall serve a term of three (3) years, such that only one of the three Board seats shall be up for election at any given annual meeting.

Section 2. Powers and Duties. The Board of Directors shall have all of the powers and duties granted as referred to in the Horizontal Property Act of the State of Tennessee and all other powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are by law, by the Declaration or by these Bylaws as directed to be exercised and done by the Unit Owners.

Section 3. Other Powers and Duties. In addition to duties imposed by the Declaration, these Bylaws or by resolutions of the Association, the Board of Directors 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 and the Property; to engage the services of the Managing Agent (as defined in the Declaration) to maintain, repair, replace, administer and operate the Property or any part hereof for all Unit Owners, upon such terms and for such compensation and with such authority as the Board may approve; provided, however, that any management agreement relating to the Property shall be terminable for cause upon thirty (30) days' notice and shall (except as otherwise set forth in Section 1 above) have a term of not less than one (1) year nor more than three (3) year; which term shall be renewable upon approval of the Board of Directors; and provided further, however, that such management agreement entered into during the Declarant Control Period shall be terminable by the Association without cause or penalty on ninety (90) days' prior notice;

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

(d) to adopt rules and regulations, with written notice thereof to all Unit Owners, governing the administration, management, operation and use of the Property and the Common Elements, and to amend such rules and regulations from time and time;

(e) to provide for the surveillance, maintenance, repair, and replacement of the Common Elements and payments therefore, and to approve payment vouchers or to delegate such approval to the officers or the manager of Managing Agent;

(f) to provide for 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 to delegate any such powers to the Managing Agent (and any such employees or other personnel who may be the employees of a Managing Agent);

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

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

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

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

(k) to enter into any lease of premises suitable for use as guest or custodian apartments, upon such terms as the Board may approve;

(l) to resolve or mediate disputes, conflicts or problems between Unit Owners; when necessary, to interpret the Rules and Regulations of the Association;

(m) to secure insurance policies as required by the Declaration, and in this regard, to review, on an annual basis, the amounts of coverage afforded by such policies;

(n) unless otherwise provided herein or in the Declaration, to comply with the instructions of a Majority of Unit Owners as expresses in resolutions duly adopted at any annual or special meeting of Unit Owners.

Section 4. Rights of Declarant During Declarant Control Period. Notwithstanding anything herein to the contrary, during the Declarant Control Period, Declarant may execute any declaration, deed, contract, or other documents necessary to perform the day-to-day operations of the Association as the Declarant on behalf of the Association.

Section 5. Manager or Managing Agent, Employees Generally. The Managing Agent shall perform such duties and services as the Board of Directors shall authorize, including, but not limited to, the duties listed in Section 3 of this Article. The duties conferred upon the Managing Agent by the Board of Directors may be at any moment revoked, modified or amplified by the vote of the Association in a duly constituted meeting. The Board of Directors and/or his or her Managing Agent (with the approval of the Board of Directors) may employ any other employees or agents to perform such duties at such salaries as the Board of Directors may establish. The Board of Directors may enter into such service contracts on behalf of the Association as are necessary and appropriate and shall have the authority, but not the obligation, to assume, on behalf of the Association, any initial service contracts entered into by the Declarant that comply with the requirements and limitations imposed herein.

Section 6. Removal of Directors. At any regular meeting or special meeting duly called, any one or more of the elected directors may be removed with or without cause by the Unit Owners and a successor may then and there be elected to fill the vacancy thus created. Any director whose removal has been proposed by the Unit Owners shall be given an opportunity to be heard at the meeting.

Section 7. Compensation. Directors shall receive no compensation for their services as Directors, unless expressly provided for in resolutions duly adopted by the Unit Owners.

Section 8. Organizational Meeting. The organizational meeting of a newly elected Board of Directors shall be held within one (1) week of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary, providing the whole Board is present.

Section 9. Regular Meetings. Except as otherwise provided herein, regular meetings of the Board of Directors may be held without notice at such time and place as the Board of Directors shall determine from time to time, but not less frequently than once a year.

Section 10. Special Meetings. Special meetings of the Board may be called by the President, the presiding officer of the Board or any two (2) directors.

Section 11. Notice of Meetings. Except as otherwise provided herein, regular meetings of the Board of Directors may be held without notice of the date, time, place, or purpose of the meeting. Except as otherwise provided herein, special meetings of the Board of Directors must be preceded by at least two (2) days' notice to each Director of the date, time and place, but not the purpose, of such special meeting. Notice of any adjourned meeting need to be given if the time and place to which the meeting is adjourned are fixed at the meeting at which the adjournment is taken, and if the period of adjournment does not exceed one (1) month in any single adjournment.

Section 12. Waiver of Notice. If a Director attends or participates in a meeting, he or she waives any required notice to him or her of the meeting unless the Director at the beginning of the meeting (or promptly upon arrival) objects to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to action taken at the meeting.

Section 13. Quorum and Voting. A quorum at Directors' meetings shall consists of a Majority (but no fewer than two (2)) of the Directors then in office before a meeting begins. If a quorum is present when a vote is taken, the affirmative vote of a Majority of the Directors present is the act of the Board of Directors, except as specifically otherwise provided in the Declaration or elsewhere in these Bylaws.

Section 14. Vacancy. If a vacancy occurs on the Board of Directors, including a vacancy resulting from an increase in the number of Directors or a vacancy resulting from a removal of a Director with or without cause:

(a) The Unit Owners may fill the vacancy;

(b) The Board of Directors may fill the vacancy; or

(c) If the Directors remaining in office constitute less than a quorum of the Board, they may fill the vacancy by affirmative vote of a Majority of all Directors remaining in office. Any Director elected to fill a vacancy shall hold office for a term equal to the unexpired term of the Director succeeded.

Section 15. Action Meeting. Action which is required or permitted to be taken at meeting of such Board of Directors may be taken without such a meeting if all Directors consent to taking such action without a meeting. If all Directors so consent, the affirmative vote of the number of Directors that would be necessary to authorize or take such action at a meeting shall be the act of the Board, except as otherwise provided in these Bylaws. Such consent(s) shall describe the action taken, be in writing, be signed by each Director

entitled to vote, indicate each signing Director's vote or abstention on the action, and be delivered to the Secretary of the Association and included in the minutes filed with the Association's records.

Section 16. Indemnification. With respect to claims or liabilities arising out of service as a Director of the Association, the Association shall indemnify and advance expenses to each present and future Director (and his or her estate, heirs, and personal representatives) to the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended.

Section 17. Immunity. To the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended, each present and future Director (and his or her estate, heirs, and personal representative) shall be immune from suit arising from the conduct of the affairs of the Association.

Section 18. 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 Unit Owners.

ARTICLE IV: OFFICERS

Section 1. Designations. At each regular meeting, the Directors present at said meeting shall elect the following officers of the Association by a Majority vote, provided a quorum exists:

(a) A President, who shall be a Director and who shall preside over the preside over the meetings of the Board and of the Unit Owners, and who shall be the chief executive officer of the Association;

(b) A Secretary, who shall keep the Minutes of all meetings and proceedings of the Board and of the Unit Owners, and who shall, in general, perform all the duties incident to the office of the Secretary, and who may be a representative of the Managing Agent;

(c) A treasurer, who shall be responsible for financial records and books of account and the manner in which such records and books are kept and reported: and

(d) 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 (1) year and until a successor shall have been appointed or elected and qualified.

Section 4. Vacancies. Vacancies in any office shall be filled by the board by a Majority vote of the remaining Directors at a special meeting of said Board. Any Director so elected to fill a vacancy shall hold office for a term equal to the unexpired term of the officer succeeded.

Section 5. Compensation. The officers shall receive no compensation for their services as officers, unless expressly provided for in a resolution duly adopted by the Unit Owners.

Section 6. Removal. The Board of Directors may remove any officer at any time with or without cause.

Section 7. Indemnification. With respect to claims or liabilities arising out of service as an officer, developer

or board member of the Association, the Association shall indemnify and advance expenses to each present and future officers, developer or board member (and his or her estate, heirs and personal representatives) to the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended.

ARTICLE V: ASSESSMENTS

Section 1. Annual Budget. The Board shall cause to be prepared an estimated annual budget for each fiscal year of the Association. Such budget shall take into account the estimated common expenses and cash requirements for the year, including but not limited to salaries, wages, payroll taxes, legal and accounting fees, working capital fund, supplies, materials, parts, services, maintenance, repairs, replacements, landscaping, insurance, fuel, power, and all other common expenses. To the extent that the assessments and other cash income collected from the Unit Owners during the preceding year shall be more or less that the expenditures for such preceding year, the surplus or deficit, as the case may be, shall also be taken into account. The annual budget shall also take into account any estimated net available cash income for the year from the lease, operation or use of the Common Elements. The annual budget shall provide for a reserve for contingencies for the year and a reserve for replacements, in reasonable amounts as determined by the Board:

Section 2. Assessments. The estimated annual budget for each fiscal year shall be approved by the Board, and copies thereof shall be furnished by the Board to each Unit Owner, not later than thirty (30) days prior to the beginning of such year. On or before the first day of the first month and of each succeeding month of the year covered by the annual budget, each Unit Owner shall pay, as such Owner's respective monthly assessment for the common expenses, one-twelfth (1/12) of such Owner's Proportionate Share of the common expenses for such year as shown by the annual budget. Such Proportionate Share for each Unit Owner shall be in accordance with the proportion of the Unit (as one unit) owned by such Unit Owner bears to the total number of Units subject to the Declaration, as shown on Exhibit D. In the event that the Board shall not approve an estimated annual budget or shall fail to determine new monthly assessments for any year, or shall be delayed in doing so, each Unit Owner shall continue to pay each month the amount of such, Owner's respective monthly assessment as last determined. Each Unit Owner shall pay such Owner's monthly assessment on or before the first day of each month to the Managing Agent or as may be otherwise directed by the Board. No Unit Owner shall be relieved of the obligation to pay such Owner's assessment by abandoning or not using such Owner's Unit, the Common Elements, or the Private Elements. Nothing herein shall prohibit the Association from requiring said monthly assessments to be collected in advance on a quarterly, semi-annually or annual basis.

Notwithstanding anything herein to the contrary, each purchaser of a Unit (whether from the Declarant or otherwise) shall pay to the Association at closing of the purchase of such Unit, a nonrefundable amount equal to two (2) months' assessments at the then-applicable rate for working capital of the Association. The Board of Directors of the Association shall fix the commencement date for monthly or annual assessments on the first day of the month following the conveyance of the first Unit from Declarant (or a builder) to an Owner (other than a builder) and shall provide for a partial assessment between the commencement date and the end of the following calendar year. Thereafter, monthly or annual assessments shall be levied by the Board of Directors of the Association, by action taken on or before December 1 of each year for the ensuing year. The Board, in its discretion, may provide for the periodic payment of such assessments at some intervals other than monthly. Special assessments may be levied in any year for the purpose of defraying, in whole or part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Elements, if any, including fixtures and personal property related thereto; provided that the same are first approved by affirmative vote of one hundred percent (100%) of Members who are present at a meeting of the Members duly held for that purpose, provided that there is a quorum. If the Members fail to meet the quorum twice consecutively, the Board may pass special assessments by

unanimous vote. Written notice of the monthly, annual or special assessment shall be mailed (by United States first class mail) to every Owner subject thereto. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an office of the Association setting forth whether the assessments on a specified Unit have been paid and the amount of any delinquencies. The Association shall not be required to obtain a request for such certificate signed by the Owner but may deliver such certificate to any party who in the Association's judgment has a legitimate reason for requesting the same. The Assessments provided herein shall be allocated according to Units. Declarant shall establish the monthly Association dues for the first year for each Unit Owner based on the percentage of ownership set forth in Exhibit D. The Association at its option may allow the payment of the annual assessment on a monthly or quarterly basis. From and after one year from the date hereof, the maximum annual assessment may be increased by the Board of Directors each year by an amount up to, but not in excess of ten percent (10%) of the maximum annual assessment for the previous year without a vote of the membership.

All Units shall commence to bear their assessments on the earlier of the first day of the month following the conveyance of the Unit to an Owner, or when it becomes a Completed Unit. Until the entire development is completed, Association dues are calculated based on the pro rata amounts of Completed Units.

In the event a Unit Owner fails to pay the monthly installment of such Unit Owner's Proportionate Share of the common expenses by the 5th day of the corresponding month, such Unit Owner shall be charged a five percent (5%) late fee and will be responsible for any costs or fees incurred by the Board or Managing Agent as a result of collecting the delinquent assessment and/or late fee.

Section 3. 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 Declarant. If such first fiscal year, or any succeeding fiscal year, shall be less than a full year, then the monthly assessments for each Unit Owner shall be proportionate to the number of months and days in such period covered by such budget. Each Unit Owner shall pay such Owner's assessment for the following month or fraction of a month, which assessment shall be in proportion to the Owner's respective ownership interest in the Association and the number of months and days remaining of the period covered by the current annual budget, and which assessment shall be computed by the Board.

Section 4. 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 Unit Owner, and to any other party required by the Declaration, a statement for such year so ended, showing the receipts and expenditures and such other information as the Board may deem desirable.

Section 5. Supplemental Budget. In the event that during the course of any year, it shall appear to the Board that the monthly assessments, determined in accordance with the estimated common expenses for the remainder of such year will be inadequate, 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 Unit Owner, and thereupon a supplemental assessment shall be made to each Unit Owner for such Owner's Proportionate Share of such supplemental budget.

Section 6. Lien. It shall be the duty of every Unit Owner to pay such Owner's Proportionate Share of common expenses, as provided in the Declaration, and as assessed in the matter herein provided.

If any Unit Owner shall fail or refuse to make any such payment of the common expenses when due, the amount thereof, together with interest thereon at the rate of ten percent (10%) per annum after said common expenses become due and payable, shall constitute a lien, as provided in the Act, enforceable by the Board, on the interest of such Unit Owner in the Property, provided, however, that such lien shall be subordinate to the lien of a recorded deed of trust in the interest of such Unit Owner, except for the amount of the

Proportionate Share of common expenses which are due and payable from and after the date on which such deed of trust beneficiary either takes possession of the Unit, accepts a conveyance of any interest therein (other than as security), or files suit to foreclose on its deed of trust. The provisions of this paragraph of this Section 6 shall not be amended, changed, modified or rescinded in any way without the prior written consent of all such lien holders of record.

The Association or its successors and assigns, and the Board or its agents, shall have the right to enforce the lien as provided in this Declaration, and there shall be added to the amount due the costs of any suit maintained to enforce the lien and other fees and expenses, together with legal interest and reasonable attorney's fees. Furthermore, if any Unit Owner shall fail or refuse to pay when due such Owner's Proportionate Share of the common expenses and such Unit Owner withhold possession of such Owner's Unit after demanded by the Board or the Association in writing setting forth the amount claimed, the Board or the Association shall have the right to possession of such Unit. The Board or the Association shall have the authority to exercise and enforce any and all rights and remedies as provided for in the Horizontal Property Act, the Declaration of these Bylaws, or as are otherwise available at law or in equity, for the collection of all unpaid assessments.

Section 7. Records and Statement of Account. The Board shall cause to be kept detailed and accurate records in a book in chronological order of the receipts and expenditures affecting the Property, specifying and itemizing the expenses incurred. Payment vouchers may be approved in such manner as the Board may determine. Said book and the vouchers shall be available for examination by all Unit Owners at convenient hours on working days which shall be set and announced for general knowledge.

The Board shall, upon receipt of ten (10) days' written notice to it or the Association and upon payment of a reasonable fee, furnish to any Unit Owner a statement of account setting forth the amount of any unpaid assessments or other charges due and owing from such Unit Owner.

Section 8. Discharge of Liens. The Board may cause the Association to discharge any mechanic's lien or other encumbrance which in the opinion of the Board may constitute a lien against the Property or the Common Elements, rather than a lien against only a particular Unit ownership. When fewer than all the Unit Owners are responsible for the existence of any such lien, the Unit Owners responsible shall be jointly and severally liable for the amount necessary to discharge the same and for all costs and expenses, including attorneys' fees, incurred by reason of such lien.

Section 9. Holding of Funds. All funds collected hereunder shall be held and expended for the purposes designated herein, and (except for such special assessments as may be levied hereunder against less than all the Unit Owners and, for such adjustments as may be required to reflect delinquent or prepaid assessments) shall be deemed to be held for the benefit, use and account of all the Unit Owners.

Section 10. Association Records. The Association shall keep as permanent records minutes of all meetings of its Unit Owners and Board of Directors, a record of all actions taken by the Unit Owners or Board of Directors without a meeting and all appropriate accounting records.

Section 11. Records at Principal Office. The Association shall keep at all times a copy of the following records at its principal office:

(a) Its Charter or Restated Charter and all amendments thereto;

(b) These Bylaws and all amendments thereto;

(c) Resolutions adopted by the Board of Directors relating to the characteristics, qualifications, rights,

limitations and obligations of Unit Owners or any class or category of Unit Owners;

(d) The minutes of all meeting of Unit Owners and the records of all actions taken by Unit Owners without a meeting for the past three (3) years;

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

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

(g) The most recent annual report delivered to the Tennessee Secretary of State; and

(h) Its Declaration and all amendments thereto.

Section 12. Annual Financial Statements. The Association shall prepare annual financial statements that include a balance sheet as of the end of the fiscal year, an income statement for that year, and such other information necessary to comply with the requirements of the applicable provisions of the Tennessee Nonprofit Corporation Act.

ARTICLE VI: CONTRACTUAL POWERS

No contract or other transaction between the Association and one or more of its Directors or between the Association and any corporations, firm or association in which one or more of the Directors of the Association are directors, or are financially interested, is void or voidable because such Director or Directors are present at the meeting of the Board or a committee thereof which authorizes or approves the contract or transaction or because his, her, or their votes are counted, if the circumstances specified in either of the following subparagraphs exists:

(a) the fact of the common directorship or financial interest is disclosed or known to the board or committee and noted in the minutes and the Board or committee authorizes, approves or ratifies the contract or transaction in good faith by a vote sufficient for the purpose without counting the vote or votes of such Director or Directors; or

(b) the contract or transaction is just and reasonable as to the corporation at the time it is authorized or approved.

Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board or a committee thereof which authorizes, approves or ratifies a contract or transaction.

ARTICLE VII: AMENDMENTS

Except as otherwise specifically provided in the Declaration or these Bylaws, these Bylaws may be amended or modified from time to time by action or approval of a Majority of the Unit Owners casting one (1) vote for each Unit owned (except with respect to Class "B" members), as provided in Article II, Section 7 of these Bylaws. Such amendment(s) shall not be operative until they are recorded in the office of the Register of Deeds for Davidson County, Tennessee. These Bylaws may not be amended by the Board of Directors.

ARTICLE VIII: DEEDS OF TRUST

Section 1. Notice to Board. A Unit Owner who mortgages his or her Unit shall notify the Board of the name

and address of the deed of trust beneficiary and shall file a copy of the deed of trust with the Board. The Board shall maintain such information in a book entitled "Deeds of Trust on Units."

Section 2. Notice of Unpaid Common Charges. The Board, whenever so requested in writing by a deed of trust beneficiary of a Unit, shall promptly report any then unpaid assessments, fees or common charges due from, or any default by, the Owner of the mortgaged Unit.

Section 3. Notice of Default. The Board, when giving notice to a Unit Owner of a default in paying common charges or other default, shall send a copy of such notice to each deed of trust beneficiary of record covering such Unit whose name and address has theretofore been furnished to the Board and which has requested in writing to be sent a copy of such notice(s).

Section 4. Examination of Books. Each Unit Owner, and others as specified in the Declaration, shall be permitted to examine the books and records of the Association, current copies of the Declaration and Bylaws, and Rules and Regulations of the Association during normal business hours and upon request.

Section 5. Interest of Valid First Lien Deed of Trust. The interest of a valid first lien deed of trust shall be superior to the interest of the Board in the event of a default, and nothing in this instrument shall be construed to the contrary. If the first lien deed of trust has incorporated the terms of these Bylaws, the Declaration and the contract in its deed of trust, the said first lien deed of trust may at its option declare a default in its deed of trust by reason of any default hereunder and may proceed to enforce its rights according to the terms of the deed of trust notwithstanding any enforcement instituted by the Board.

ARTICLE IX: DEFINITION OF TERMS

The terms used in these Bylaws, to the extent they are defined herein, shall have the same definition as set forth in the Declaration, as such may be amended from time to time, which Declaration is recorded in the office of the Register of Deeds for Davidson County, Tennessee.

The term "member," as used in these Bylaws, generally means "Unit Owner" as defined in the Declaration: "Deed of Trust", as used herein, includes a mortgage; and "deed of trust beneficiary" includes a mortgagee and a holder of a deed of trust.

ARTICLE X: MISCELLANEOUS PROVISIONS

Section 1. No Seal. The Association shall have no seal.

Section 2. Notices. Whenever notice is required to be given to Unit Owners, Directors or officers, unless otherwise provided by law, the Declaration, the Charter of these Bylaws, such notice may be given in person or by telephone, telegraph, mail or private carrier. If such notice is given by mail, it shall be sent postage prepaid by first class United States mail or by registered or certified United States mail, return receipt requested, and addressed to the respective address which appears for each such person on the books of the Corporation. Written notice sent by mail to Unit Owners shall be deemed to have been given when it is mailed. Any other written notice shall be deemed to have been given at the earliest of the following:

(a) When received;

(b) Five (5) days after its deposit in the United States mail if sent first class, postage prepaid; or

(c) On the date on the return receipt, if sent by registered or certified United States mail, return receipt requested, and the receipt is signed by or on behalf of the addressee.

Section 3. Waiver of Notice. Whenever any notice is required to be given under the provisions of any statute, or of the Declaration, the Charter or these Bylaws, a waiver thereof in writing signed by the person entitled to such notice, whether before or after the date stated thereon, and delivered to the Secretary of the Association and included in the minutes or corporate records, shall be deemed equivalent thereto.

Section 4. Negotiable Instruments. All checks, drafts, notes or other obligations of the Association shall be signed by such of the officers of the Association, or by such of the officers of the Association, or by such other person(s), as may be authorized by the Board of Directors.

Section 5. Deposits. The monies of the Association may be deposited in the name of the Association in such bank(s) or financial institutions(s) as the Board of Directors shall designate from time to time and shall be drawn out by check signed by the officer(s) or person(s) designated by resolution adopted by the Board of Directors.

Section 6. Committee Members. With respect to claims or liabilities arising out of service as a member of a committee duly appointed by the Board of Directors of the Association, the Association shall indemnify and advance expenses to each such present and future committee member (and his or her estate, heirs and personal representatives) to the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended.

ARTICLE XI: CONFLICTS

These Bylaws are set forth to comply with the requirements of Chapter 27 of Title 66, Tennessee Code Annotated, as it may be amended from time to time, and to allow the Bylaws to control in specific situations where such law allows. In case any of these Bylaws conflict with the provisions of said statute or of this Declaration, the provisions of said statute or of the Declaration, as the case may be, shall control.

[signature page follows]

EXHIBIT D

PERCENTAGE OWNERSHIP INTEREST

Unit	Percentage Ownership Per Unit
1-47	Approx. 2.12766%
TOTAL	**Approx. 100%**

TRUE COPY CERTIFICATION

I, Aaron R. Kaalberg, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 15, 2023.

11/15/23
Date

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of November 2023, personally appeared before me, Mark A. Krebs, a notary public for this county and state, Aaron R. Kaalberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/24

MARK ANDREW KREBS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY