This instrument prepared by (and return to):
C. Loy Carney
Carney Title, LLC
400 Overbeck Lane, STE 101
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 1107276 DEEDMAST
03/04/2024 01:01:30 PM 34 pgs
Fees: $172.00 Taxes: $0.00
20240304-0014936

DECLARATION

OF

HAROLD & OWEN CONDOMINIUMS

ARTICLE I.
SUBMISSION; DEFINED TERMS

Section 1.1. Submission of Real Estate. Harold & Owen LLC, a Tennessee Limited Liability Company (the "Declarant"), owner in fee simple of the real estate described in Section 2.2 hereof located in Davidson County, Tennessee, hereby submits the real estate, together with all easements, rights and appurtenances thereto and the buildings and improvements erected or to be erected thereon (collectively, the "Property") to the provisions of T.C.A. § 66-27-201 through 507, known as the Tennessee Condominium Act of 2008 (the "Act").

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

ARTICLE II.
NAMES; DESCRIPTION OF REAL ESTATE; PLAT

Section 2.1. Names.

(a) Condominium. The name of the Condominium is Harold & Owen Condominiums.

(b) Association. The name of the Association is Harold & Owen Condominiums Homeowners' Association, Inc.

Section 2.2. Real Estate. The Condominium is located in Davidson County, Tennessee. The real estate of the Condominium is described in Exhibit A.

Section 2.3. Plat and Plans. The Plat attached hereto as Exhibit B and the Plans attached hereto as Exhibit C are made a part of this Declaration for the purpose of describing the Condominium and the Units.

ARTICLE III.
THE ASSOCIATION

Section 3.1. Authority**.** The business affairs of the Condominium shall be managed by the Association. The Association shall be governed in accordance with its Charter and Bylaws, as amended from time to time.

Section 3.2. Powers**.**

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

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

Section 3.3. Declarant Control Period**.** The Declarant shall have all the powers reserved in Section 67-27-403(c) of the Act to appoint and remove officers and members of the Board of Directors until the earlier of (i) 120 days after the date by which 75% of the Units have been conveyed to unit owners other than the Declarant, or (ii) one (1) year after the first conveyance of a Unit to a purchaser (the "Declarant Control Period").

ARTICLE IV.
UNITS

Section 4.1. Identification of Units**.** The identifying number of each Unit is shown on the Plat or Plans or both.

Section 4.2. Unit Boundaries**.** The boundaries of each Unit are located as shown on the Plat and Plans and are more particularly described as follows:

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

(b) Each Unit shall include the windows, storm windows, screens, doors, and storm doors serving such Unit.

(c) Each Unit shall include any deck, covered porch, balcony, terrace or stairs and entry vestibule attached to and serving such Unit.

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

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

Section 4.4. Relocation of Boundaries Between Adjoining Units. Subject to the approval of the Board of Directors, the boundaries between adjoining Units may be relocated by an amendment to the Declaration as provided in Section 66-27-312 of the Act, if the Owners of those Units and their respective mortgagees submit to the Board of Directors such application as shall reasonably be required. If approved, the Association shall prepare, execute and record an amendment to the Declaration at the expense of the Owners of the affected Units.

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

Section 4.6. Requirements for Approval. The Board of Directors may condition its approval of any application submitted pursuant to Sections 4.3, 4.4, and 4.5 hereof upon additional requirements related to preservation of the structural integrity, aesthetics, operating efficiency, and protection of the Condominium and other Unit Owners including, without limitation, minimum Unit size requirements, acceptable architectural and engineering plans, maintenance of liability and workman's compensation insurance during construction, performance and payment bonds, or otherwise, the expense of which shall be borne by the affected Owners of the affected Units.

ARTICLE V.
LIMITED COMMON ELEMENTS

Section 5.1. Limited Common Elements.

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

(b) The portions of the buildings described in Sections 67-27-302(2) and 67-27-302(4) of the Act, are designated as Limited Common Elements.

(c) The patio and/or balcony attached to and serving a particular Unit is a Limited Common Element appurtenant to such Unit.

ARTICLE VI.
MAINTENANCE, REPAIR AND REPLACEMENT; INSURANCE

Section 6.1. Maintenance. The Association is responsible for maintenance, repair, and replacement of the Common Elements, and each Unit Owner is responsible for maintenance, repair, and replacement of his or her Unit. In addition, the owner of each Unit shall maintain any part of such Unit that is visible from other Units in accordance with standards established by the Board of Directors.

Section 6.2. Expense Allocation. Any Common Expense associated with the maintenance, repair or replacement of a Limited Common Element shall be assessed equally against the Units to which the Limited Common Element is assigned.

Section 6.3. Reserves. The Association shall establish and maintain an adequate reserve for the replacement of improvements to the Common Elements and Limited Common Elements that shall be funded from the regular assessments on the Units.

Section 6.4. Reserve Fund Contribution. Upon the first conveyance of each Unit to a person or entity other than the Declarant, the Association shall specifically assess and collect with respect to each such Unit an amount equal to two month's assessments for such Unit to be used by the Association as working capital during the initial months of operation of the Condominium that shall be deposited into a separate working capital fund maintained by the Association (the "Working Capital Fund"). The full amount of such Working Capital Fund must be available to the Association upon the expiration of the Period of Declarant Control.

Section 6.5. Insurance. The Association shall maintain the property and liability insurance required by T.C.A. § 66-27-413, subject to the following additional requirements:

(a) Such property insurance shall be equal to the full insurable replacement value of the insured property, without deduction for depreciation (i.e., one hundred percent (100%) of current "replacement cost" exclusive of land, foundations, excavation and other items normally excluded from coverages, but including all building service equipment), with a standard extended coverage endorsement, standard all-risk endorsement, an "agreed amount endorsement" or its equivalent, if available, or an "inflation guard endorsement", if available, a construction code endorsements, if applicable and to the extent required by the Federal National Mortgage Association, and steam boiler coverage, if applicable. Notwithstanding the foregoing, in no event shall the aggregate amount of the insurance obtained be less than the amount of the initial principal sum of all Eligible Mortgages in effect from time to time. The insured property shall include all Common and Limited Common Elements, including fixtures and building service equipment and common personal property and supplies belonging to the Association, and the Units. Such insurance shall, if so required by the Federal National Mortgage Association and if and to the extent reasonably available, also cover fixtures, equipment and other personal property inside a Unit if such fixtures, equipment or personal property are financed by a mortgage purchased by the Federal National Mortgage Association.

(b) Such comprehensive liability insurance shall have limits of liability that shall be at least Two Million Dollars ($2,000,000.00) for personal injury or death and One Million Dollars ($1,000,000) for property damage arising out of a single occurrence.

(c) The Association shall maintain Fidelity bonds or insurance coverage against dishonest acts on the part of such persons (including by way of illustration and

not limitation, Association members, officers, directors, trustees, managers, agents, employees and volunteers) handling or responsible for funds belonging to or administered by the Association. In the event the Association has delegated some or all of the responsibility for the handling of funds to a management agent, such bonds or insurance coverage shall include officers, employees and agents of such management agent. Such fidelity bond or insurance shall name the Association as the named insured and shall be written in an amount sufficient to cover the maximum funds that will be in the custody of the Association or its managing agent at any time while the bond is in force which is in no event less than one and one-half (1-1/2) times the Association's estimated annual operating expenses, including reserves. In connection with such coverage, an appropriate endorsement to such policy or bond in order to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers. Such fidelity bond or insurance shall also: (i) name the Association as an obligee; (ii) contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees", or similar terms or expressions; and (iii) provide that same may not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least thirty (30) days prior written notice to the Association and all Eligible Mortgagees and the Federal National Mortgage Association, its successors or assigns. A management agent that handles funds for the Association should also obtain its own fidelity bond, which must provide the same coverage required of the Association. The Association should be named as an additional obligee in the management agent's bond.

(d) The Association shall maintain worker's compensation and other mandatory insurance, when applicable, to meet the requirements of the State of Tennessee.

(e) The Association shall maintain flood insurance covering loss or damage to the Common Elements and property of the Association to flood if any of the insured property is located in Flood Zone A or V as defined by the Federal Emergency Management Agency (FEMA). The Association may obtain such insurance through any available governmental programs providing for such coverage

(f) The named insured on all insurance policies purchased by the Association shall be the Association, individually, and as agent for the owners of the Units covered by the policy, without naming them, and as agent for their mortgagees without naming them. The unit owners and their mortgagees shall be named as additional insured. All policies of insurance must be consistent with state and local insurance laws and equal such coverage as is commonly required by prudent institutional mortgage investors.

(g) All policies of insurance shall provide that such policies may not be canceled or substantially modified without at least thirty (30) days' prior written notice to all of the named insureds and all mortgagees of Units.

Section 6.6. Repair or Replacement after Casualty or Condemnation. Any portion of the Condominium which is damaged or destroyed or condemned, shall be repaired or

replaced promptly by the Association except for an occurrence of an event set forth in § 66-27-413 (h)(1) of the Act. Any reconstruction or repair of the Condominium or any Unit located therein shall be substantially in accordance with the Declaration and the original plans and specifications for the Condominium unless modified by the vote of Unit Owner's possessing at least sixty-seven percent (67%) of the total percentage of ownership in the Condominium and mortgagees that represent at least fifty-one percent (51%) of the votes of Units that are subject to mortgages held by Eligible Mortgagees.

ARTICLE VII.
DEVELOPMENT RIGHTS AND OTHER SPECIAL DECLARANT RIGHTS

Section 7.1. Development Rights. The Declarant reserves the following Development Rights:

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

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

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

(a) The right to complete or make improvements indicated on the Plat and Plans;

(b) The right to exercise any Development Right;

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

(d) The right to use, and to permit others to use, easements through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations under the Act and this Declaration or to exercise any Development Right;

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

(f) The right to exercise any other rights reserved to the Declarant in this Declaration; and

(g) The right during the Declarant Control Period to amend this Declaration to comply with the requirements of the Federal National Mortgage Association ("FNMA"), the Federal Housing Authority ("FHA"), The Federal Home Loan Mortgage Corporation ("FHLMC"), the Veteran's Administration ("VA"), or other mortgage lending programs that can afford financing for the purchase of Units.

Section 7.3. Limitations on Special Declarant Rights**.** Unless sooner terminated by a recorded instrument signed by the Declarant, any Special Declarant Right may be exercised by the Declarant for the lesser of the period of time specified in the Act or this Declaration, as the case may be. If neither the Act nor the Declaration specifies a time within which such right may be exercised, it may be exercised at any time.

ARTICLE VIII.
ALLOCATED INTERESTS

Section 8.1. Allocated Interests**.** The undivided interest in the Common Elements, the Common Expense liability, votes in the Association, are allocated to each Unit are set forth in Exhibit D.

Section 8.2. Determination of Allocated Interests**.** The interests allocated to each Unit have been calculated as follows:

(a) The Common Elements and Common Expense liability are allocated based on the number of square feet in the Unit divided by the number of square feet of all Units in the Condominium.

(b) Votes are allocated equally to the Units.

ARTICLE IX.
RESTRICTIONS ON USE, ALIENATION AND OCCUPANCY

Section 9.1. Use and Occupancy Restrictions. Subject to the Special Declarant Rights reserved by the Declarant, the following use restrictions apply to all Units and to the Common Elements:

(a) Residential Use. No part of the Units or the Common Elements may be used for purposes other than housing and the related common purposes for which the Condominium was designed and as allowed by municipal zoning laws. Each Unit, or any two or more adjoining Units used together, shall be used as a residence or such other use permitted by this Declaration, and for no other purpose, except that professional and quasi-professional people may use their residence (not in violation of municipal zoning laws) as an ancillary or secondary facility to an office established elsewhere. The foregoing restrictions as to residence shall not, however, be constructed in such manner as to prohibit the Owner of a Unit from: (i) maintaining a personal professional library; (ii) keeping his personal business or professional records or accounts; (iii) handling his personal business or professional telephone calls or correspondence. Such uses are expressly declared customarily incident to the principal residential use and not in violation of the foregoing restriction.

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

(c) Signs. No signs or other advertising devices shall be displayed which are visible from the exterior of any Unit or on the Common Elements, including "For Sale" signs, except in conformity with Rules and Regulations promulgated by the Board of Directors.

(d) Antennae. No exterior radio, television, microwave, or other antennae or antennae dish or signal capture of distribution device shall be permitted outside any Unit except as expressly permitted by applicable law. The Declarant or the Association may establish one or more exterior audio, television, microwave or other antennae or antennae dish or signal capture and distribution device as a Common Element for the Condominium.

(e) Parking. All parking spaces that are now existing or which may be subsequently created are a Common Element. These spaces shall be reasonably used by the Unit Owners on a first-come basis, and subject to the Rules and Regulations as may be adopted by the Association. Any vehicle parked within the Common Area of the Condominium must not:

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

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

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

(iv) Have a missing fender or bumper; or

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

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

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

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

(b) A Unit may be leased or rented subject to the reasonable requirements of the Board of Directors in regard to leases and rental agreements. Any unit may be leased for any number of days, without restriction for short-term leases. All leases must be in writing and shall incorporate the provisions of this Declaration and the Bylaws. All leases must be presented or transmitted in their complete form to the Board of Directors, upon request from same. Notwithstanding any provision to the contrary in this Declaration, any revision to the leasing requirements and restrictions as stated herein must have unanimous written agreement from all Unit Owners.

ARTICLE X.
EASEMENTS AND LICENSES

Section 10.1. Recording Data**.** All easements and licenses to which the Condominium is presently subject are shown on the Plat. In addition, the Condominium may be subject to other easements or licenses granted by the Declarant pursuant to Section 7.1 or 7.2 in this Declaration.

ARTICLE XI.
ASSESSMENT LIENS

Section 11.1. Interest on Assessments. Any past due common expense assessment shall bear interest at the maximum effective annual rate of interest as determined by the Department of Financial Institutions.

Section 11.2. Power of Sale. The Association's lien for assessments may be enforced in like manner as a deed of trust with power of sale in accordance with T.C.A. §35-5-101, et. seq., provided that the Association shall give notice to the Unit Owner and to all lienholders of record prior to the first publication of notice as required under such section and T.C.A. §66-27-415. Subject to compliance with such requirements, the Association may sell the Unit at public auction for cash, and in bar of the statutory right and any equity of redemption, homestead, dower and all other rights and exemptions of every kind, all of which are hereby waived; and the Association shall apply the proceeds from such sale – First, to the payment of all costs and expenses of such sale, including attorneys' and trustees' fees and expenses incurred in connection with the sale and Grantor's default; Second, to the payment of the assessment and interest thereon; Third, the surplus, if any, to the parties legally entitled thereto.

Section 11.3. Personal Liability. Each Owner of a Unit (whether one or more persons and including all of the shareholders of any corporation) shall be and remain personally liable for the payment of all assessments which may be levied against such Unit by the Association in accordance with this Declaration and any applicable late charge and accrued interest thereon owed.

ARTICLE XII.
RIGHTS OF MORTGAGEES

Section 12.1. Definitions

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

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

Section 12.2. Additional Rights of Mortgage Holders and Other Parties**.** The following provisions are intended for the benefit of each Mortgage Holder, and to the extent that any other provisions of this Declaration conflict with the following provisions, the following provisions shall control:

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

(i) Reallocation of interests in the Common Elements or Limited Common Elements, or rights to their use;

(ii) Redefinition of any Unit boundaries;

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

(iv) Any provisions that expressly benefit mortgage holders, insurers or guarantors;

(v) Voting rights;

(vi) Increases in assessments that raise the previously assessed amount by more than 25%, assessment liens, or the priority of assessments;

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

(viii) Insurance or fidelity bonds;

(ix) Responsibility for maintenance and repair of the Condominium.

(x) Leasing of Units (including, without limitation, modifying or imposing restrictions on leasing of Units); and

(xi) Imposition of any restriction on the transfer of a Unit.

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

(xiii) Any provisions that expressly benefit mortgage holders, insurers or guarantors; and

(xiv) Termination of the legal status of the Condominium after substantial destruction or condemnation.

Notwithstanding the foregoing, the Condominium Project may not be terminated except with the written approval of Mortgagees that represent at least sixty-seven percent (67%) of the votes of Units that are subject to mortgages.

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

(i) any material damage to or destruction of the Units or Common Elements (for such purposes, any damage or destruction affecting any portion of the Common Element to the extent of Ten Thousand Dollars ($10,000.00) or more of their value, or, if damage, destruction or taking shall occur to a Unit, to the extent of One Thousand Dollars ($1,000.00) of its value or more, shall be deemed material);

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

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

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

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

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

(i) The distribution to a Unit Owner of insurance proceeds of any condemnation award for losses to or a taking of a Unit or Common Elements shall at all times be subject to the terms of the first Mortgage Holder's mortgage, and no provision

hereof shall be deemed to give a Unit Owner or any other party priority over any rights of the first Mortgagees of Units pursuant to their mortgages in respect to the distribution of such awards or proceeds.

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

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

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

(d) Deemed Approval by Mortgagees. Any Mortgagee who receives a written proposal to approve amendments or other actions requiring the consent of Mortgagees and fails to deliver or mail to the requesting party a negative response within sixty (60) days following receipt of notice of such proposal shall be deemed to have approved such request, provided that the notice was delivered by certified or registered mail, "return receipt requested."

(e) No Impairment of Mortgagees' Rights. Notwithstanding anything to the contrary herein contained, the provisions of Section 9.2(b) governing leases of Units shall not apply to impair the right of any Mortgagee to:

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

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

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

Section 12.3. Notice to Association. Upon request, each Unit Owner shall be obligated to furnish to the Association the name and address of any Mortgagee encumbering such Owner's Unit.

ARTICLE XIII.
LIABILITY AND ENFORCEMENT ACTIONS

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

ARTICLE XIV.
BYLAWS

The operation of the Condominium Property shall be governed by the Bylaws, attached hereto as Exhibit E. No modification of or amendment to the Bylaws shall be valid unless set forth in or annexed to a duly recorded amendment to this Declaration. The Bylaws may be amended in the manner provided for therein, but no amendment of such Bylaws shall be adopted which would affect or impair the validity or priority if any deed of trust securing the debt for any Condominium Unit.

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IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by and through its duly authorized President, this 22 day of December, 2023.

HAROLD & OWEN LLC

By: _____

Tyler Thayer, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tyler Thayer, 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 Managing Member of Harold & Owen LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Member.

Witness my hand and seal this 22 day of December, 2023.

_____
Notary Public

My Commission Expires: 9/26/2027

ALISON CLAYTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 26, 2027

EXHIBIT A

DESCRIPTION OF LAND

Land in the 10th Ward of the City of Nashville, Davidson County, Tennessee, being part of the North part of Lot No. 12, and Lot Nos. 11 and 10 on the Plan of Shields Heirs Subdivision, as of record in Book 57, Page 31, Register's Office of said County.

Beginning at the northwestern property corner of the property at Parcel ID 105010200; Thence leaving the right-of-way line of 16th Avenue North for the following calls: South 82° 03' 30" East, 150.34 feet to a point; thence South 08° 51' 39" West, 50.01 feet to a point; thence South 08° 51' 39" West, 50.01 feet to a point; thence South 08° 51' 39" West, 52.01 feet to a point; thence North 82° 03' 30" West, 150.46 feet to a point; thence North 08° 54' 25" East, 52.01 feet to a point; thence North 08° 54' 25" East, 50.01 feet to a point; thence North 08° 54' 25" East, 50.01 feet to the point of beginning, containing 22,861 square feet or 0.52 acres more or less.

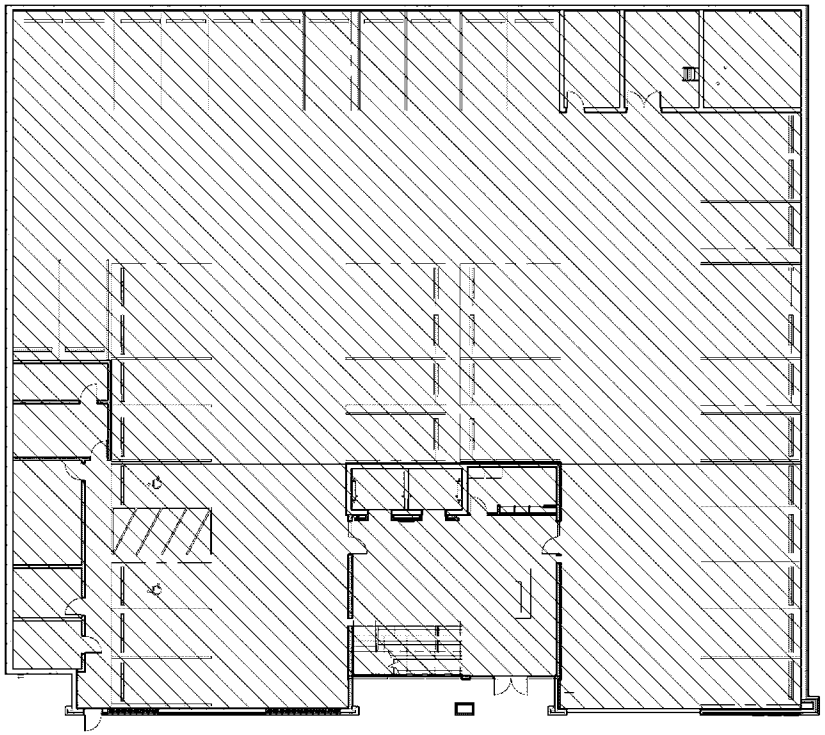
BEING the same property conveyed to Harold & Owen LLC, A Tennessee Limited Liability Company, by Quitclaim Deed of record at Instrument No. 20220413-0042683, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Harold & Owen LLC by deeds of record at Instruments Nos. 20191210-0127425, 20191210-0127423, and 20191210-0127426, in the Register's Office for Davidson County, Tennessee.

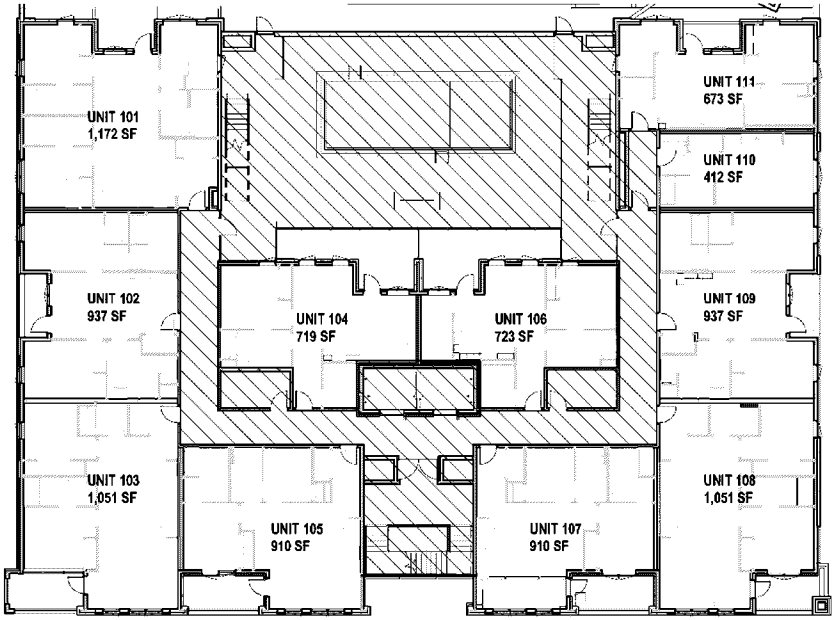
EXHIBIT B

Plat of Harold & Owen Condominiums

20240304001493 6



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

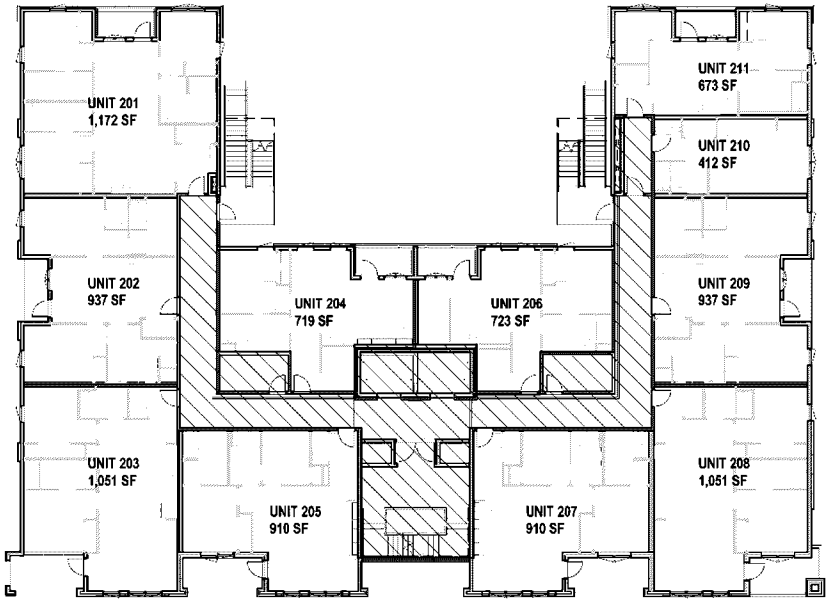
LIMITED COMMON ELEMENT

NOTES:
1. BALCONIES AND TERRACES ATTACHED TO AND FOR THE EXCLUSIVE USE OF ONE OR MORE, BUT NOT ALL UNIT, ARE DESIGNATED AS LIITED COMMON ELEMENTS FOR SUCH UNIT(S).
2. LOBBIES, HALLWAYS, AND VESTIBULES ON RESIDENTIAL FLOORS ARE LIMITED COMMON ELEMENTS FOR THE UNITS LOCATED ON SUCH FLOORS.
3. ELEVATORS ARE LIMITED COMMON ELEMENTS FOR THE UNITS SERVED BY SUCH ELEVATORS.

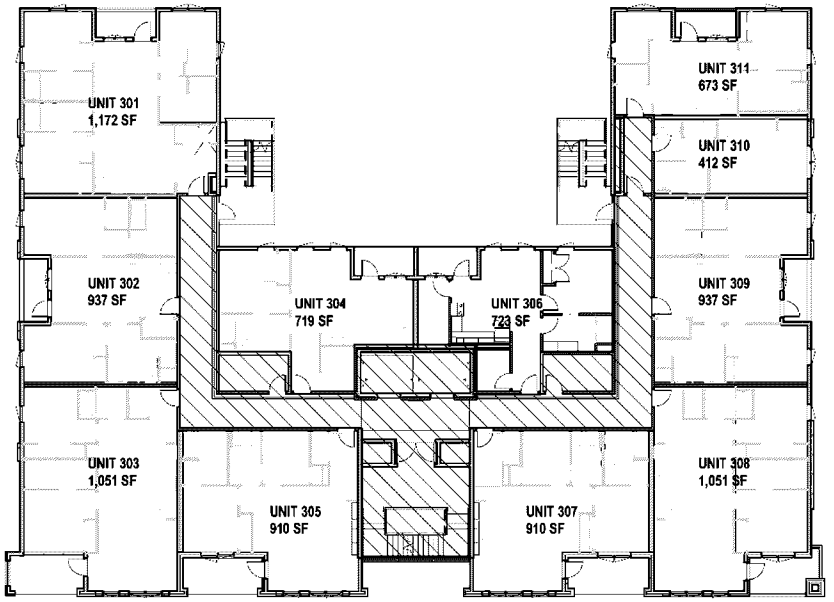
P. STUDIO

07.12.2022

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SECOND FLOOR PLAN



THIRD FLOOR PLAN

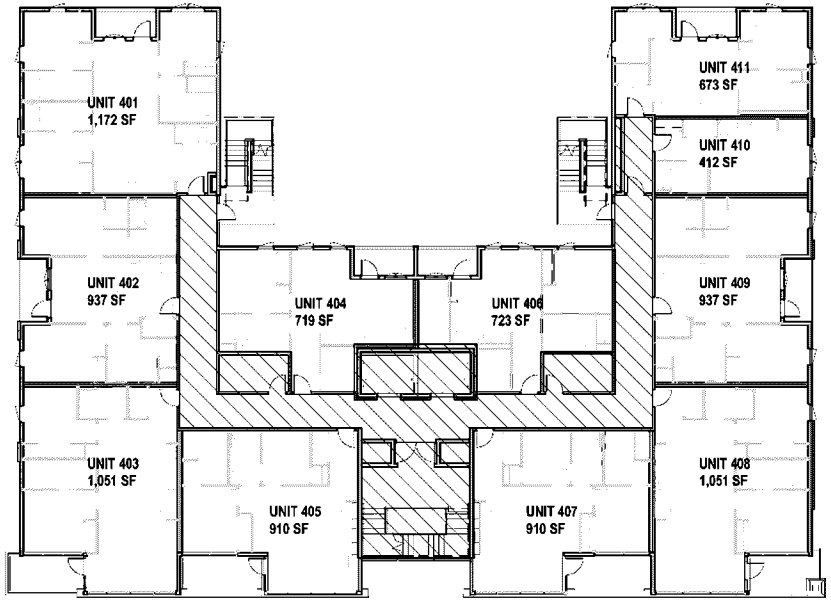
LIMITED COMMON ELEMENT

NOTES:
1. BALCONIES AND TERRACES ATTACHED TO AND FOR THE EXCLUSIVE USE OF ONE OR MORE, BUT NOT ALL UNIT, ARE DESIGNATED AS LIITED COMMON ELEMENTS FOR SUCH UNIT(S).
2. LOBBIES, HALLWAYS, AND VESTIBULES ON RESIDENTIAL FLOORS ARE LIMITED COMMON ELEMENTS FOR THE UNITS LOCATED ON SUCH FLOORS.
3. ELEVATORS ARE LIMITED COMMON ELEMENTS FOR THE UNITS SERVED BY SUCH ELEVATORS.

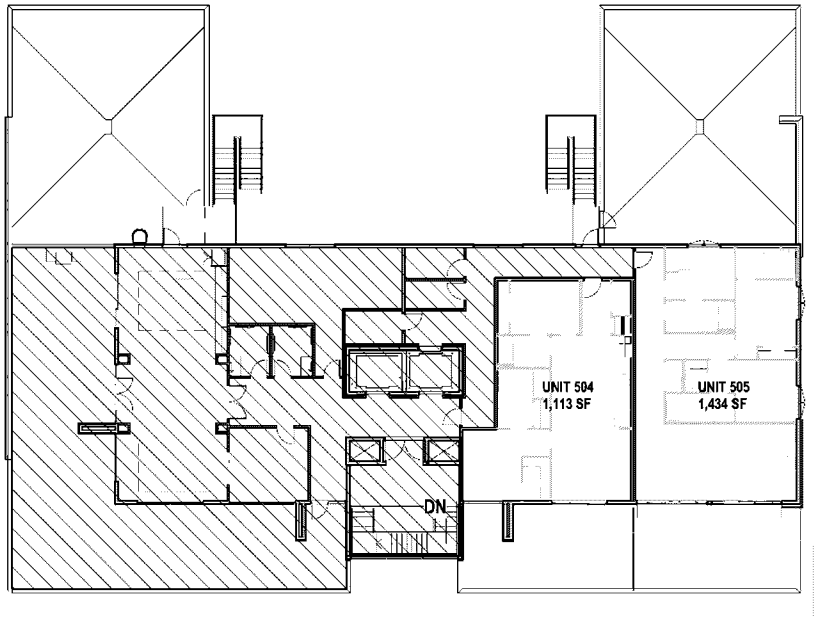
P. STUDIO

07.12.2022

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FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

LIMITED COMMON ELEMENT

NOTES:
1. BALCONIES AND TERRACES ATTACHED TO AND FOR THE EXCLUSIVE USE OF ONE OR MORE, BUT NOT ALL UNIT, ARE DESIGNATED AS LIITED COMMON ELEMENTS FOR SUCH UNIT(S).
2. LOBBIES, HALLWAYS, AND VESTIBULES ON RESIDENTIAL FLOORS ARE LIMITED COMMON ELEMENTS FOR THE UNITS LOCATED ON SUCH FLOORS.
3. ELEVATORS ARE LIMITED COMMON ELEMENTS FOR THE UNITS SERVED BY SUCH ELEVATORS.

P. STUDIO

07.12.2022

EXHIBIT C

Plans of Harold & Owen Condominiums

202403040014936



1 WEST ELEVATION

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF.	REP. CONTACT	NOTES	SPECS
01	BRICK 01	SILVERSTONE GRAY | MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.358.2402 E: TLEE@LEESP.COM		
02	BRICK 02	WHITE FLAMS | MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.358.2402 E: TLEE@LEESP.COM		
03	ROMAN CUT & SOLID JR BRICK	WHITE FLAMS | MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.358.2402 E: TLEE@LEESP.COM		
04	CAST STONE	BUFF CAST	ROCKCAST OR EQ	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.358.2402 E: TLEE@LEESP.COM		
05	FIBER CEMENT 01	CORE TEXTURE	JAMES HARDIE OR EQ	NATHAN SMITH EASY TRIM REVEALS P: 615.371.4700 E: NATHAN@EASYTRIMREVEALS.COM	12" TRIM 5/4 BUT TO MATCH FIBER CEMENT	

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF.	REP. CONTACT	NOTES	SPECS
06	FIBER CEMENT 02		JAMES HARDIE OR EQ		5/4" TRIM, PAINT TO MATCH FIBER CEMENT	
07	COMPOSITE WOOD	WOOD GRAIN, BLUSH BRAZILIAN IPE	NEW TECH WOOD OR EQ	NEW TECH WOOD WARREN BICKLEY P: 703.319.1000 E: WARREN@QUALITYDECKING.COM	LOCATED ON WALLS AS SHOWN ON ELEVATIONS AND ALL BALCONY SOFFITS	
08	ACM PANEL	ANODIZED DARK BRONZE	ALUCOBOND OR EQ			
09	STOREFRONT					
10	GLAZING					
11	GUARD RAIL					
12	MOTOR DOOR	DARK BRONZE	TERRIOR OR EQ	JOSH HOWARD PILLAR BUILDING SOLUTIONS, LLC P: 615.587.3993 E: JOSH@PILLARSALES.COM		
13	FIRE DEPARTMENT CONNECTION					
14	SIGNAGE					
15	FOLD UP PARKING DOOR	HEAVY DUTY SECURITY GATE	COOKSON DOOR OR EQ		MOTOR OPERATED MUST BE ABLE TO USE A CARD READER	
16	PAINT FOR DOOR		SHERWIN GRAY			

STUDIO

THE H&O

1011 16th AVE S
NASHVILLE, TN 37212

ISSUED FOR
- Zoning Submittal
- Submittal Review
- Design Development
- Permit Set

REVISIONS

PROJECT NUMBER: 1732

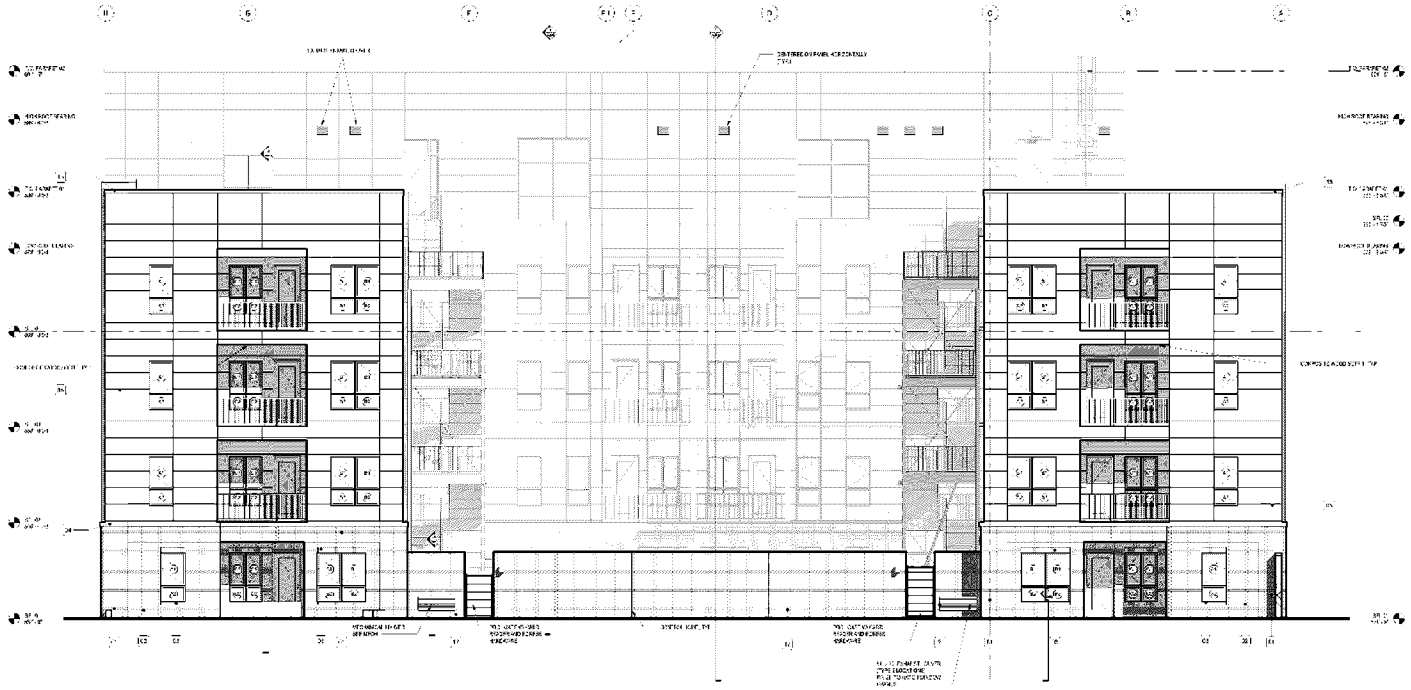
DRAWN BY: AP

DATE: 06.27.2022

DRAWING: EXTERIOR ELEVATIONS

A201

202403040014936



1 EAST ELEVATION

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF	REP. CONTACT	NOTES	SPECS
C1	BRICK 01	SILVERSTONE GRAY | MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.339.2662 E: tlee@leebrick.com		
C2	BRICK 02	WHITE PLAINS | MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.339.2662 E: tlee@leebrick.com		
C3	ROWLOCK & SOLDIER BRICK	WHITE PLAINS | MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.339.2662 E: tlee@leebrick.com		
C4	CAST STONE	BUFFCAST	ROCKCAST OR EQ	TRAVIS LEE LEE BUILDING PRODUCTS P: 270.339.2662 E: tlee@leebrick.com		
C5	FIBER CEMENT 01	COBBLESTONE SMOOTH TEXTURE	JAMES HARDIE OR EQ	NATHAN SINCH EASY TWIN REVEALS P: 423.413.7706 E: NATHAN@EASYTWINREVEALS.COM	EZ TRIM, PAINTED TO MATCH FIBER CEMENT	

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF	REP. CONTACT	NOTES	SPECS
P4	PAINTED TRIM		JAMES HARDIE OR EQ		7/2 TRIM PAINTED WATCH FIBER CEMENT	
P7	CONCRETE WOOD	WOOD GRAIN FINISH | SHADOW WHITE	MAPI ECO WOOD OR EQ	NEW TECH WOOD WARREN BRADLEY P: 708.667.5300 E: WARREN.BRADLEY@NEWTECHWOOD.COM	LOOK SIMILAR TO PHOTOS AS SHOWN ON ELEVATIONS AND A... SHADOW SOFFITS	
P8	ACM PANEL	A TOO OLD DARK BRONZE	ALUCOBOND OR EQ			
09	STOREFRONT					
10	GLAZING					
12	GUARD RAIL					
13	METAL COPING	DARK BRONZE	BERRIDGE OR EQ	JOSH HOWARD PILLAR BUILDING SOLUTIONS, LLC P: 615.557.3500 E: JOSH@PILLARSALES.COM		
14	PRELIQUINE HUNTSMAN OR EQ					
15	SIGNAGE					
16	ROLL UP PARKING DOOR	HEAVY DUTY SECURITY GATE	COOKSON DOOR OR SIM		MOTOR OPERATED, MUST BE ABLE TO USE A CARD READER	
17	PAINTED BRICK		GLEN GERY			

STUDIO

THE H&O

1014 - 16TH AVE S.
NASHVILLE, TN 37212

ISSUED FOR:
Lease Outline Diagram
Schematic Design
Design Development
Construction

REVISIONS

PROJECT NUMBER
17012

DRAWN BY:
MF

DATE:
04.01.2022

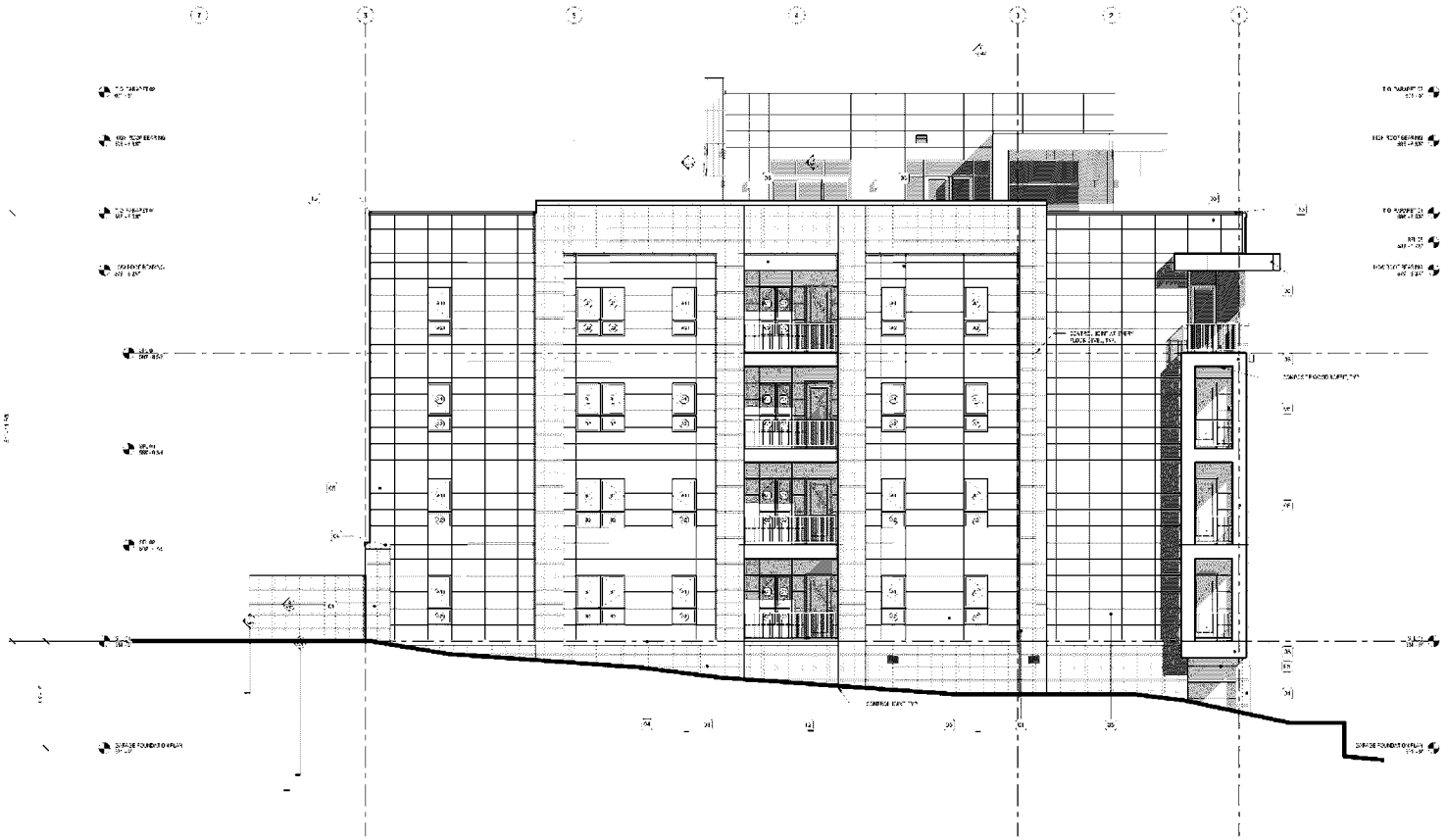
DRAWING
EXTERIOR ELEVATIONS

A202

Declaration of Harold & Owen Condominiums – Plans

Page 3

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1 NORTH ELEVATION

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF.	REP. CONTACT	NOTES	SPECS
01	BRICK	SILVERSTONE GRAY | MODULAR	G.E.V.BRY	TRAVIS LEE [illegible]@[illegible]PRODUCTS P 270.339.2462 E TLEE@g...ESBP.COM		
02	BRICK 02	WHITE PLAINS | MODULAR	G.E.V.BRY	TRAVIS LEE [illegible]@[illegible]PRODUCTS P 270.339.2462 E TLEE@g...ESBP.COM		
03	ROWLOCK & SOLDIER BRICK	WHITE PLAINS | MODULAR	G.E.V.BRY	TRAVIS LEE [illegible]@[illegible]PRODUCTS P 270.339.2462 E TLEE@g...ESBP.COM		
04	CAST STONE	BUFFCAST	ROCKCAST OR EQ	TRAVIS LEE [illegible]@[illegible]PRODUCTS P 270.339.2462 E TLEE@g...ESBP.COM		
05	FIBER CEMENT 01	COBBLESTONE | SMOOTH TEXTURE	JAMES HARDIE OR EQ	TRAVIS KINGH EASY TRIM REVEALS P 800.37[illegible]706 E TKING[illegible]STRIMSYSTEMS.COM	EZ TRIM PAINTED MATCH FIBER CEMENT	

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF.	REP. CONTACT	NOTES	SPECS
06	FIBER CEMENT 02		JAMES HARDIE OR EQ		EZ TRIM PAINTED MATCH FIBER CEMENT	
07	COMPOSITE WOOD	WOOD GRAIN | ILLESH | BRAZILIAN TIE	NEW TECH WOOD OR EQ	NEW TECH WOOD WARREN BICKLEY P 706.691.9302 E WARREN@BICKLEY@NEWTECHWOOD.COM	LOCATED ON WALLS AS SHOWN ON ELEVATIONS AND ALL BALCONY SOFFITS	
08	ACM PANEL	ANODIZED DARK BRONZE	ALUCOBOND OR EQ			
09	STOREFRONT					
10	SLATWALL					
12	GUARD RAIL					
13	METAL COPING	DARK BRONZE	BERRIDGE OR EQ	JOSH HOWARD PILLAR BUILDING SOLUTIONS, LLC P [illegible] box 2480 E JOSH@PILLAR-SALES.COM		
14	VINYL CLEAR VIEW CONNECTION					
15	SIGNAGE					
16	ROLL UP PARKING DOOR	HEAVY DUTY SECURITY GATE	COOKSON DOOR OR S.M.		MOTOR OPERATED, MUST BE ABLE TO USE A CARD READER	
17	PAINTED BRICK		BENJAMIN MOORE			

NOTE:
PER TABLE 705.8 IN THE 2018 IRC, UNPROTECTED, SPRINKLERED BUILDINGS WITH A FIRE SEPARATION DISTANCE OF 5' TO LESS THAN 10' ARE ALLOWED 15% OF THE AREA TO CONSIST OF OPENINGS.

TOTAL AREA OF SOUTH ELEVATION:	6,199 SF
MAXIMUM OPENING AREA ALLOWED:	929.85 SF
AREA OF SOUTH ELEVATION OPENINGS PROVIDED:	765 SF

P. STUDIO
[illegible]
[illegible]
THE H&O
1014 16TH AVE S.
NASHVILLE, TN 37212

ISSUED FOR
- Lease Outline Diagram
- Schematic Design
- Design Development
- ■ Construction

REVISIONS

PROJECT NUMBER: 17017
DRAWN BY: KP
DATE: 04.01.2022
DRAWING: EXTERIOR ELEVATIONS

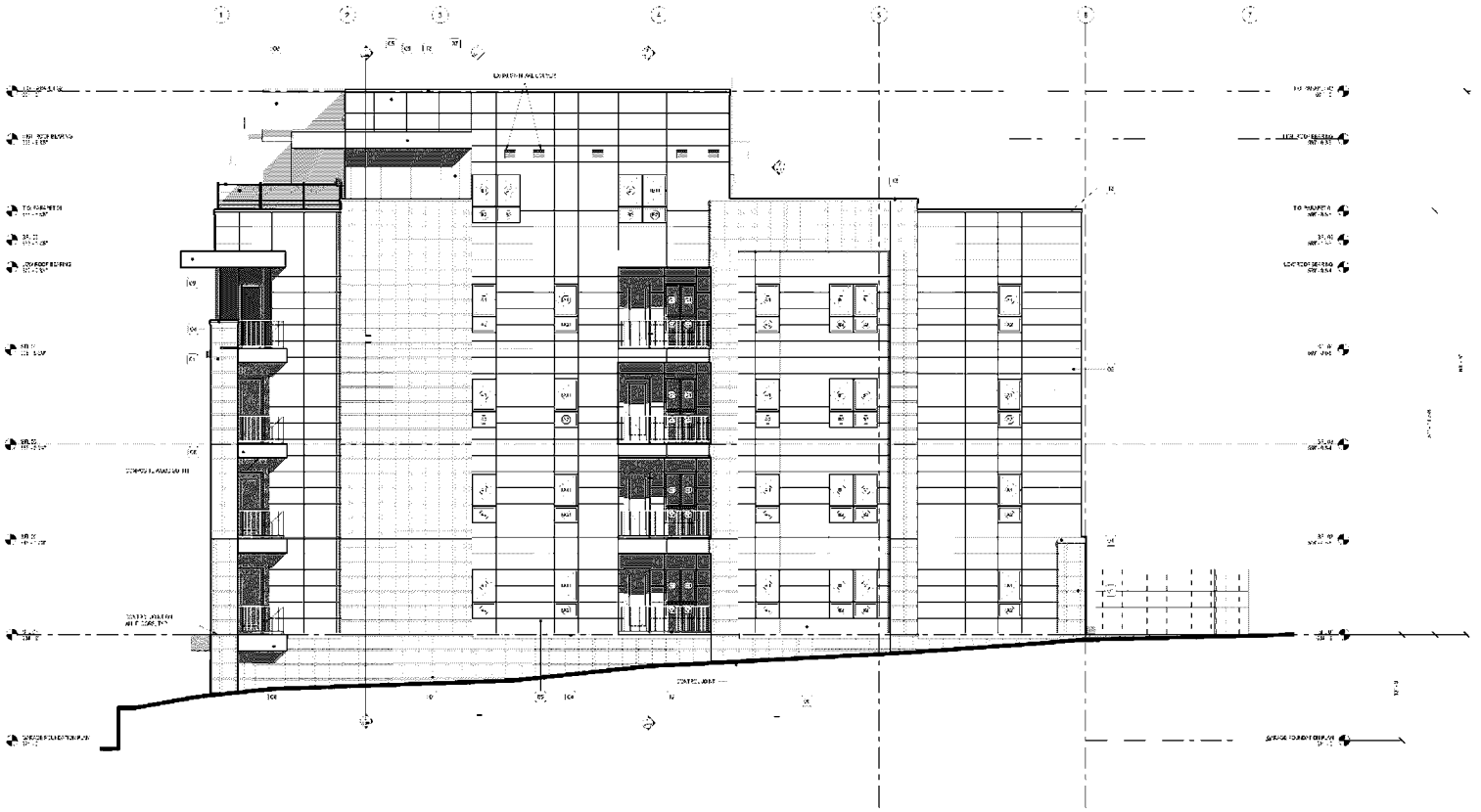
A203

Declaration of Harold & Owen Condominiums – Plans

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1 SOUTH ELEVATION

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF.	REP. CONTACT	NOTES	SPECS
B1	BRICK 01	SLIM UNIVERSAL GRAY - MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 615.338.2432 E: TLEE@LEEBP.COM		
B2	BRICK 02	WHITE PLAINS	MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 972.938.2432 E: TLEE@LEEBP.COM	
B3	ROWLOCK & SOLDIER BRICK	WHITE PLAINS	MODULAR	GLEN GERY	TRAVIS LEE LEE BUILDING PRODUCTS P: 972.938.2432 E: TLEE@LEEBP.COM	
C4	CAST STONE	PUTTY CAST		ROCKCAST OR EQ	TRAVIS LEE LEE BUILDING PRODUCTS P: 972.938.2432 E: TLEE@LEEBP.COM	
C5	FIBER CEMENT 01	WOODLE STONE	SMOOTH-TEXTURE	JAMES HARDIE OR EQ	WITH ONE WAY EASY TRIM DETAILS P: 630.37.4700 E: MARK.WILLEASY@JAMESHARDIE.COM	EZ TRIM PAINT TO MATCH FIBER CEMENT

EXTERIOR FINISHES & MATERIALS SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF.	REP. CONTACT	NOTES	SPECS
C6	FIBER CEMENT 02		JAMES HARDIE OR EQ		EZ TRIM PAINT TO MATCH FIBER CEMENT	
M7	COMPOSITE WOOD	WOOD GRAIN - MEDIUM-BROWN TONE	NEW TECH WOOD OR EQ	NEW TECH WOOD PHOENIX, AZ P: 703.957.8562 E: WWW.NEWTECHWOOD.COM	LOCAL LUMINAL SLAB SOFFITS ON PARKING LEVEL AND ALL BALCONY SOFFITS	
M8	ACM PANEL	ANODIZED DARK BRONZE	ALUCOBOND OR EQ			
G9	STOREFRONT					
G10	GLAZING					
M15	GUARD RAIL					
M3	METAL COPING	DARK BRONZE	BERRIDGE OR EQ	JOSH HOWARD PILLAR BUILDING SOLUTIONS, LLC P: 615.557.5996 E: JOSH@PILLAR-SALES.COM		
M4	FIRE DEPARTMENT CONNECTION					
M5	SIGNAGE					
G6	FOLD UP PARKING DOOR	HEAVY DUTY SECURITY GATE	COOKSON DOOR OR SIM		MOTOR OPERATED, MUST BE ABLE TO USE A CARD READER	
M7	PAINTED BRICK		GLEN GERY			

NOTE:
PER TABLE 705.8, THE OPENING IS PROTECTED, SPRINKLERED AND HAS WITH A FIRE SEPARATION DISTANCE OF 5'-0" LESS THAN 6' ARE ALLOWED 15% OF THE AREA TO CONSIST OF OPENINGS

TOTAL AREA OF SOUTH ELEVATION:	8,761 SF
MAXIMUM OPENING AREA ALLOWED:	1,314 SF
AREA OF SOUTH ELEVATION OPENINGS PROVIDED:	613 SF

P. STUDIO
[redacted]
THE H&O
1014 16TH AVE S.
NASHVILLE, TN 37212

ISSUED FOR
- Concept Design
- Design Development
- Construction

REVISIONS

PROJECT NUMBER
1912

DRAWN BY
KP

DATE
JULY 2022

DRAWING
EXTERIOR ELEVATIONS

A204

Declaration of Harold & Owen Condominiums – Plans

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EXHIBIT D

ALLOCATED INTERESTS

UNIT	FLOOR	SQ FT	Allocated Interests	Parking
101	1	1183	2.960%	Unassigned
102	1	932	2.332%	Unassigned
103	1	1023	2.560%	Unassigned
104	1	733	1.834%	Unassigned
105	1	882	2.207%	Unassigned
106	1	732	1.832%	Unassigned
107	1	882	2.207%	Unassigned
108	1	1035	2.590%	Unassigned
109	1	932	2.332%	Unassigned
110	1	409	1.023%	Unassigned
111	1	677	1.694%	Unassigned
201	2	1167	2.920%	Unassigned
202	2	932	2.332%	Unassigned
203	2	1023	2.560%	Unassigned
204	2	722	1.807%	Unassigned
205	2	882	2.207%	Unassigned
206	2	721	1.804%	Unassigned
207	2	882	2.207%	Unassigned
208	2	1035	2.590%	Unassigned
209	2	932	2.332%	Unassigned
210	2	409	1.023%	Unassigned
211	2	660	1.651%	Unassigned
301	3	1167	2.920%	Unassigned
302	3	932	2.332%	Unassigned
303	3	1023	2.560%	Unassigned
304	3	722	1.807%	Unassigned
305	3	882	2.207%	Unassigned
306	3	721	1.804%	Unassigned
307	3	882	2.207%	Unassigned
308	3	1035	2.590%	Unassigned
309	3	932	2.332%	Unassigned
310	3	409	1.023%	Unassigned
311	3	660	1.651%	Unassigned
401	4	1167	2.920%	Unassigned
402	4	932	2.332%	Unassigned
403	4	1012	2.532%	Unassigned
404	4	722	1.807%	Unassigned
405	4	860	2.152%	Unassigned
406	4	721	1.804%	Unassigned
4087	4	860	2.152%	Unassigned
408	4	1012	2.532%	Unassigned
409	4	932	2.332%	Unassigned
410	4	409	1.023%	Unassigned
411	4	660	1.651%	Unassigned
504	5	1102	2.757%	Unassigned
505	5	1426	3.568%	Unassigned
		39,965	100.000%	

EXHIBIT E

BYLAWS

OF

HAROLD & OWEN CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.

ARTICLE 1. DEFINITIONS

The words defined within the Declaration for Harold & Owen Condominiums shall have the same meaning in these Corporate Bylaws.

ARTICLE 2. OFFICES

2.1 Registered Office. The registered office of the corporation shall be at 2206 21st Avenue South, Nashville, Tennessee 37212, and the name of the registered agent of the corporation is Harold & Owen Condominiums Homeowners' Association, Inc.. Notwithstanding any provision to the contrary in these Bylaws, the registered agent and the registered office may be changed at any time by proper filing with the Tennessee Secretary of State.

2.2 Other Offices. The corporation may also have offices at such other places both within and without the State of Tennessee as the Board of Directors may from time to time determine or the business of the corporation may require.

ARTICLE 3. MEMBERS AND MEMBERSHIP PRIVILEGES

3.1 Membership. Each Unit Owner shall be a Member of the corporation and no other person or entity shall automatically be entitled to membership. No Member shall be required to pay any consideration whatsoever solely for his membership in the corporation.

ARTICLE 4. MEETINGS OF MEMBERS

4.1 Place of Meetings. Meetings of the Members of the corporation may be held at a place to be determined by the Board of Directors within Davidson County, Tennessee.

4.2 Annual Meeting. After the termination of the Declarant Control Period and unless otherwise specified in a written notice from the Board of Directors, an annual meeting of the Members of the corporation shall be held each year on the second

Thursday of the third month following the close of the fiscal year if not a legal holiday, and if a legal holiday, then on the next secular day following, at 7:00 p.m. at which time the Members shall elect a Board of Directors, and shall transact such other business as may properly be brought before the meeting.

4.3 Special Meeting. After the period of Declarant Control, special meetings of the Members, for any purpose or purposes, may be called by the president, the Board of Directors, or by Members having not less than thirty-three and one third (33.333%) percent of the total percentage values of those votes entitled to be cast at such meeting. Business transacted at all special meetings shall be confined to the objects stated in the notice of such meeting.

4.4 Notice. Written or printed notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten (10) nor more than sixty (60) days before the date of the meeting, either personally or by mail, by or at the direction of the president, the secretary, or the officer or person calling the meeting, to each Member of the corporation entitled to vote at such meeting.

4.5 Quorum. The presence in person or by proxy of more than fifty (50%) percent of the percentage values of those votes entitled to be cast at a meeting of the Members shall constitute a quorum at all meetings of the Members for the transaction of business. If, however, the Members entitled to vote thereat, present in person or represented by proxy, shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented any business may be transacted at which might have been transacted at the meeting as originally notified.

4.6 Majority Vote; Withdrawal of Quorum. When a quorum is present at any meeting, the vote of the holders of more than fifty percent (50%) of the percentage values of those votes entitled to be cast of Members qualified to vote and present in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which by express provision of the Tennessee Condominium Act of 2008 (T.C.A. Sections 66-27-201 – 507) (the "Act"), the Charter of the corporation, these Bylaws, or the Declaration, a different vote is required, in which case such express provision shall govern and control the decision of such question. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

4.7 Method of Voting; Proxies. Each Member shall be entitled to a vote, the number of which shall equal the total votes allocated to the Unit or Units owned by such Member as set forth in the Declaration. No Member, other than the Declarant, shall be entitled to vote at any meeting of the corporation until such Member has presented evidence of ownership of a Unit in the Condominium to the Board of Directors. The vote of each Member may only be cast by such Member or by a proxy given by such Member

to his duly authorized representative bearing a date not more than eleven months prior to such meeting. Such proxy shall be filed with the secretary of the corporation prior to or at the time of the meeting. If title to a Unit shall be in the name of two or more persons as Co-owners, all of such persons shall be Members of the corporation and are referred to herein as "Joint Owners." Any one of such Joint owners may vote at any meeting of the Members of the corporation and such vote shall be binding upon such other Joint Owners who are not present at such meeting until written notice to the contrary has been received by the Board of Directors in which case the unanimous vote of all such Joint Owners (in person or by proxy) shall be required to cast their vote as Members. If two or more of such Joint Owners are present at any meeting, their unanimous action shall also be present at any meeting, their unanimous action shall also be required to cast their vote as Members of the corporation.

4.8 Cumulative Voting Denied. Cumulative voting for Directors shall not be permitted.

ARTICLE 5. DIRECTORS

5.1 Management. The business and affairs of the corporation shall be managed by its Board of Directors who may exercise all such powers of the corporation and do all such lawful acts and things as are not by statute, the Charter, these Bylaws, or the Declaration directed or required to be exercised or done by the Members.

5.2 Number; Qualifications; Election; Term. The Board of Directors shall consist of three (3) Directors, each of whom shall be a Member of the Association or, only during the Period of Declarant Control, a member or employee of the Declarant. The Members of the Board of Directors shall be appointed by the Declarant during the period of Declarant Control specified in the Declaration and the Act, but not later than one hundred twenty (120) days after the conveyance of twenty-five percent (25%) of the Units in the Condominium to Unit Owners other than the Declarant, at least one (1) Director must be elected by Unit Owners other than the Declarant. Upon the earlier of (a) one hundred twenty (120) days after the conveyance of seventy-five percent (75%) of the Units to Unit Owners other than the Declarant or (b) one (1) year after the first conveyance of a Unit to a purchaser, the Board of Directors shall be elected by the Unit Owners. The Directors so elected shall serve for a term of office ending with the annual meeting of Members following their election or until their successors shall be elected and shall qualify.

5.3 Removal; Change in Number; Vacancies. Any Director may be removed either for or without cause, at any special meeting of the Members of the corporation by the affirmative vote of a majority of the Members present in person or by proxy at such meeting and entitled to vote, if notice of the intention to act upon such matter shall have been given in the notice calling such meeting. If any vacancy occurs in the Board of Directors, caused by death, resignation, retirement, disqualification or removal from office of any Director or otherwise, a successor or successors may be chosen at a special

meeting of Members called for that purpose, and each successor Director so chosen shall be elected for the unexpired term of his predecessor in office. Any Directorship to be filled by reason of an increase in the number of Directors shall be filled by election at an annual meeting of Members or at a special meeting of Members called for that purpose.

5.4 Place of Meetings. The Directors of the corporation shall hold their meetings, both regular and special within Davidson County, Tennessee.

5.5 Annual Meetings. The annual meeting of each newly elected Board shall be held without further notice immediately following the annual meeting of Members of the corporation, and at the same place, unless by unanimous consent of the Directors then elected and serving such time or place shall be changed.

5.6 Regular Meetings. Regular meetings of the Board of Directors may be held without notice at such time and place as shall from time to time be determined by the Board.

5.7 Special Meetings. Special meetings of the Board of Directors may be called by the president on a three (3) days' notice to each Director, either personally or by mail or by telegram; special meetings shall be called by the president or secretary in like manner and on like notice on the written request of two (2) Directors. Except as may be otherwise expressly provided by statute, the Charter, these Bylaws, the Declaration or the Condominium Bylaws neither the business to be transacted at, nor the purpose of, any special meeting need be specified in a notice or waiver of notice.

5.8 Quorum. At all meetings of the Board of Directors the presence of a majority of the Directors shall be necessary and sufficient to constitute a quorum for the transaction of business and the act of a majority of the Directors, when present at any meeting at which there is a quorum, shall be the act of the Board of Directors. If a quorum shall not be present at any meeting of Directors, the Directors present thereat may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

5.9 Committees Having Board Authority. The Board of Directors may, by resolution approved by vote or written consent by a majority of the whole Board, designate an a Nominating Committee for members of the Board of Directors and such other committees as deemed necessary to consist of two (2) or more of the Directors of the corporation. Any such committee, to the extent provided in said resolution, shall and may exercise all of the authority of the Board of Directors in the management of the business and affairs of the corporation, except where action of the full Board of Directors is required by statute, the Charter, the Declaration or the Condominium Bylaws.

5.10 Other Committees. Other committees not having and exercising the authority of the Board of Directors in the management of the affairs of the corporation may be designated and appointed by a resolution adopted by a majority of the Directors at a meeting at which a quorum is present, or by the president thereunto authorized by a

like resolution of the Board of Directors. Membership on such committees may, but need not be, limited to Directors or Members of the corporation.

5.11 Procedure. All committees shall keep regular minutes of their proceedings and shall report the same to the Board when required.

5.12 Managing Agents. The Board of Directors may employ for the corporation a management agent at a compensation established by the Board of Directors and such management agent shall perform such duties and services with respect to the Condominium as the Board of Directors shall authorize, and the Board of Directors may delegate to such management agent such duties with respect to management, repair and maintenance of the Condominium which are not by statute, the Declaration, the Charter, or these Corporate Bylaws, required to be performed by or have the approval of the Board of Directors or the Members of the corporation. Any such agreement entered into by the Board of Directors during the period of Declarant Control shall be terminable by the corporation without cause or penalty related to such cancellation, upon not more than ninety (90) days' notice.

ARTICLE 6. NOTICES

6.1 Method. Whenever notice is required to be given to any Director or Member, and no provision is made as to how such notice shall be given, it shall not be construed to mean personal notice, but any such notice may be given in writing, by mail, postage prepaid, addressed to such Director or Member at such address as appears on the records of the corporation. Any notice required or permitted to be given by mail shall be deemed to be given at the time when the same shall be thus deposited in the United States mails as aforesaid.

6.2 Waiver. Whenever any notice is required to be given to any Member or Director of the corporation a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated in such notice, shall be deemed equivalent to the giving of such notice.

ARTICLE 7. OFFICERS

7.1 Number; Titles. The officers of the corporation shall be elected by the Directors from among the members of the Board of Directors and shall be a president, a secretary and a treasurer. Any two (2) or more offices may be held by the same person except the offices of president and secretary shall not be held by the same person.

7.2 Election. The Board of Directors at its first meeting after each annual meeting of Members shall choose a president, a secretary, and a treasurer, all of whom shall be members of the Board.

7.3 Other Officers. The Board of Directors may appoint such other officers and agents as it shall deem necessary, who shall be appointed for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Board.

7.4 Salaries. The salaries of all officers of the corporation, if any, shall be fixed by the Board of Directors; provided, however, that no compensation shall be paid to any officer during the period of Declarant Control of the Association.

7.5 Term of Office; Removal. Each officer of the corporation shall hold office until the annual meeting of the Board of Directors next following his election and thereafter until his successor is chosen and qualified in his stead or until his death or until his resignation or removal from office. Any officer or agent elected or appointed by the Board of Directors may be removed at any time by the affirmative vote of a majority of the whole Board of Directors, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. If the office of any officer become vacant for any reason, the vacancy may be filled by the Board of Directors.

7.6 President. The president shall be the chief executive officer of the corporation; he shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the affairs of the corporation, shall see that all orders and resolutions of the Board are carried into effect, and shall perform such other duties as the Board of Directors shall prescribe.

7.7 Secretary. The secretary shall attend all sessions of the Board of Directors and all meetings of the Members and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for any committees when required. He shall give, or cause to be given, notice of all meetings of the Members and special meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors or president, under whose supervision he shall be.

7.8 Treasurer. The treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements of the corporation and shall deposit all moneys and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors. He shall disburse the funds of the corporation as may be ordered by the Board of Directors, taking proper vouchers for such disbursements, and shall render to the president and Directors, at the regular meetings of the Board, or whenever they may require it, an account of all his transactions as treasurer and of the financial condition of the corporation, and shall perform such other duties as the Board of Directors may prescribe. If required by the Board of Directors, he shall give the corporation a bond in such form, in such sum, and with such surety or sureties as shall be satisfactory to the Board for the faithful performance of the duties of his office and for the restoration to the corporation, in case of his death, resignation, retirement, or removal from office, of all

books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the corporation.

7.9 Amendments to Declaration. All amendments to the Declaration shall comply with the requirements for amendment as recited in the Declaration. Such amendment may be prepared by either the President or the Secretary, shall be executed by the President and certified by the Secretary, and may be recorded by either of such officers.

ARTICLE 8. MISCELLANEOUS PROVISIONS

8.1 Reserves. In addition to reserves required by the Declaration, there may be created by resolution of the Board of Directors such reserve or reserves as the Directors from time to time, in their discretion, think proper to provide for contingencies, or to repair or maintain any portion of Condominium, or for such other purposes as the Directors shall think beneficial to the corporation, and the Directors may modify or abolish any such reserve in the manner in which it was created.

8.2 Checks. All checks or demands for money and notes of the corporation shall be signed by such officer or officers or such other person or persons as the Board of Directors may from time to time designate.

8.3 Fiscal Year. The fiscal year of the corporation shall be fixed by resolution of the Board of Directors.

8.4 Seal. The corporate seal, if any, shall be in such form as may be determined by the Board of Directors. Said seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise.

8.5 Indemnification. The corporation shall indemnify any Director, officer, or employee, or former Director, officer, or employee of the corporation, against expenses actually and necessarily incurred by him, and any amount paid in satisfaction of judgments, in connection with any action, suit or proceeding, whether civil or criminal in nature, in which he is made a party by reason of being or having been such a Director, officer, or employee (whether or not a Director, officer or employee at the time such costs or expenses are incurred by or imposed upon him) except in relation to matters as to which he shall be adjudged in such action, suit, or proceeding to be liable for gross negligence or willful misconduct in the performance of duty. The corporation may also reimburse to any Directors, officer or employee the reasonable costs of settlement of any such action, suit or proceedings, if it shall be found by a majority of a committee of the Directors not involved in the matter of controversy, whether or not a quorum, that it was to the interests of the corporation that such settlement be made and that such Director, officer or employee was not guilty of gross negligence or willful misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such Director, officer, or employee may be entitled by law or under bylaw, agreement, vote of Members or otherwise.

8.6 Inconsistencies and Compliance with Statute. In the event these Bylaws shall be inconsistent with the Declaration, then the Declaration shall be controlling. These Bylaws are intended to comply with the requirements of the Tennessee Condominium Act of 2008, Chapter 27 of Title 66, Tennessee Code Annotated, as it may be amended from time to time. In case any of these Bylaws conflict with the provisions of said statute, it is hereby agreed and accepted that the provisions of the statute will apply.

8.7 Amendment of Bylaws. These bylaws may not be altered, amended or repealed except by the affirmative vote of more than fifty (50) percent of the percentage values of those votes entitled to be cast by Members qualified to vote. No modification of or amendment to these Bylaws shall be valid unless set forth in or annexed to a duly recorded amendment to the Declaration.

8.8 Table of Contents; Headings. The table of contents and headings used in these bylaws have been inserted for administrative convenience only and do not constitute matter to be construed in interpretation.

CERTIFICATION

I hereby certify that the foregoing Bylaws were adopted by the Members of Harold & Owen Condominiums Homeowners' Association, Inc. on the 22nd day of December, 2023.

Tyler Thayer, Incorporator

True Copy Certification

I, **Kaz Arbogast,** 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 this the 22nd day of December, 2023.

Affiant Signature
Date December 22, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

