Karen Johnson Davidson County
Batch# 1125654 DEEDMAST
04/22/2024 02:39:30 PM 31 pgs
Fees: $157.00 Taxes: $0.00
20240422-0028763

THIS INSTRUMENT PREPARED BY:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219

**DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR 5TH AND MONROE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS**

**THIS DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR 5TH AND MONROE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS** (including all exhibits attached hereto, and as may be amended from time to time, this "**Declaration**") is made and entered into by MAINLAND MONROE, LLC, a Tennessee limited liability company (together with its successors and assigns, the "**Developer**").

**RECITALS:**

**WHEREAS,** the Developer is the record owner and holder of the legal title of the tract(s) or parcel(s) of real property located in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto (the "**Land**" and, collectively, with all buildings, structures, improvements, and other permanent fixtures of whatever kind thereon, and all rights and privileges belonging or in any way pertaining thereto, the "**Property**");

**WHEREAS,** the Developer desires to submit the Property to the provisions of the Horizontal Property Act of the State of Tennessee, as such act may be amended from time to time, for the express purpose of establishing thereon a horizontal property regime with private elements to be known as "5th & Monroe"; and

**WHEREAS,** the Developer further desires to establish for its own benefit and for the mutual benefit of all future owners and/or occupants of the Property or any part thereof, certain rights, easements, and privileges in, over and upon the said premises and certain mutually beneficial restrictions and obligations with respect to the proper use, conduct and maintenance thereof, for the purpose of enhancing and perfecting the value, desirability and attractiveness of the Property.

**NOW, THEREFORE,** the Developer declares as follows:

1. Definitions. Capitalized terms have the meanings given them in this Declaration, and as used herein, unless the context otherwise requires:

a) "**Act**" means the Horizontal Property Act of the State of Tennessee, Tennessee Code Annotated, Sections 66-27-101, et seq., as the same may be amended from time to time.

b) "**Board**" means the Board of Directors of the Townhouse Corporation.

c) "**Buildings**" mean the building(s) located on the Land that contain the Units. The Buildings are delineated on the Plat.

d) "**Bylaws**" mean the Bylaws of the Townhouse Corporation, the initial form of which is attached hereto as Exhibit D, 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.

e) "**Common Elements**" means the General Common Elements and Limited Common Elements. As more particularly set forth below, the General Common Elements shall be owned by the Townhouse Corporation.

f) "**Development Period**" means the period of time commencing on the date of the Recording of this Declaration and ending on the earlier of (i) the day that Developer sells the last Unit that it owns or (ii) the day that is ten (10) years after the first conveyance of a Unit to the initial purchaser thereof by Developer or its assignee, unless earlier terminated by Developer in its sole discretion.

g) "**General Common Elements**" means all the Property, except the Units, the Limited Common Elements and the Private Elements.

h) "**Limited Common Elements**" means all Common Elements contiguous to and serving exclusively a single Unit or one or more adjoining Units as an inseparable appurtenance thereto, the enjoyment, benefit or use of which is reserved to the lawful Occupants of such Unit or Units either in this Declaration, on the Plat, or by the Board, notwithstanding the ownership of such Limited Common Element by the Townhouse Corporation. Limited Common Elements shall include, but shall not be limited to, party walls, mechanical (including HVAC), electrical, and plumbing systems (including water heaters) located within or adjacent to a Unit and serving only such Unit or Units; all other pipes, ducts, lines, and conduits located entirely within a Unit, adjoining Units, or outside of any Unit or Units but serving only such Unit or Units; all exterior portions of a Unit or Units, including foundation, exterior walls, roof, windows and doors, and any patios and decks (including rooftop decks), porches, front stoops, and such portions of the perimeter walls, floors and ceilings, doors, vestibules, screens, and entryways, and all associated fixtures and structures therein as lie outside the Unit boundaries.

i) "**Lot**" means the lot area upon which a Unit is located.

j) "**Majority**" or "**majority of the Unit Owners**" means the owners of more than fifty percent (50%) of the Units.

k) "**Occupant**" means a Person in exclusive or non-exclusive possession of a Unit, regardless of whether such Person is a Unit Owner.

l) "**Person**" means a natural individual, corporation, limited liability company, partnership, trustee or other legal entity capable of holding title to real property.

m) "**Plat**" means the site plan of the Land submitted to the provisions of the Act showing the number of each Unit and the exterior boundary of its Private Elements and other data necessary for identification. The Plat is attached hereto as Exhibit B.

n) "**Private Elements**" means the Lot upon which the Unit is located. Exclusive ownership in fee simple and use of the Private Elements for each Unit is reserved to such Unit. The area of the Private Elements for each Unit is shown on the Plat. Lots, as referenced on the Plat, shall be deemed to refer to the Private Elements. Limited Common Elements located upon Private Elements shall be deemed to be Private Elements.

o) "**Record**", "**Recording**", or "**Recorded**" refers to a record filed with or recording made in the Register's Office for Davidson County, Tennessee, or the act of making such a recording with such office.

p) "**Rules and Regulations**" means 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.

q) "**Townhouse Corporation**" means 5th and Monroe Townhouse Corporation, a Tennessee non-profit corporation formed pursuant to the filing of the Charter in the form attached hereto as Exhibit C with the Tennessee Secretary of State (as may be amended from time to time, the "**Charter**").

r) "**Unit**" means a portion of the Property as shown and designated in the Plat for separate ownership and shall include the Private Elements and the residence and improvements now and hereafter located thereon. The Units are identified by a numeral on the Plat and may be held and conveyed by reference to such number. Conveyance of a Unit shall automatically convey the undivided membership of each Unit Owner in the Townhouse Corporation. Each Unit is assigned a number as shown on the Plat. Each Unit shall include the garage within the Unit, as part of the Unit itself (to the exclusion of any other Unit Owners and excluded from the Common Elements); the garage corresponding to any Unit shall be deemed conveyed or encumbered with that Unit as an inseparable appurtenance thereto, even though the legal description in the instrument conveying or encumbering such Unit may refer only to such Unit, and the garage shall not be conveyed or encumbered separately from the Unit served thereby. Any Unit may be jointly or commonly owned in any state recognized under applicable law. For purposes herein, the term "Unit" shall equate to the same meaning as the term "apartment" in the Act.

s) "**Unit Owner**" means the person or persons whose estates or interests, individually or collectively, aggregate fee simple ownership of a Unit and its respective Private Elements, and of the undivided interest in the Townhouse Corporation, and shall be deemed the same as "co-owner" under the Act. Unless specifically provided otherwise herein, Developer shall be deemed a Unit Owner so long as it is the legal title holder of any Unit.

2. Submission of Property to the Act; Supremacy. The Developer submits and subjects the Property to the provisions of the Act and establishes a horizontal property regime known as "5th & Monroe". It is the express intention of the Developer and all Unit Owners that (i) submission of the Property to a regime for multiple ownership of property and this Declaration comply with all applicable law and (ii) the Townhouse Corporation own all Common Elements, rather than the Unit Owners. If there is any conflict between any non-waivable or non-variable provision of the Act and this Declaration, the Charter, or the Bylaws, (i) such provision of the Act shall control and (ii) such conflicting provision shall be interpreted and/or redrawn to comply with such provision of the Act in a manner that causes the least amount of adverse impact on the affected parties and/or Property, in light of the intent of this Declaration. If submission of the Property to the Act and/or this Declaration, the Charter, and/or the Bylaws do not comply with applicable law, the Unit Owners' sole remedy shall be to interpret and/or redraw this Declaration, the Charter, and/or the Bylaws (as the case may be) to so comply in a manner that causes the least amount of adverse impact on the affected parties and/or Property, in light of the intent of this Declaration (including amending this Declaration to so comply with applicable law), and the Declarant, Unit Owners, and the Association shall cooperate to execute and delivery all necessary or reasonable documents and perform all necessary or reasonable actions (including Association quitclaim of Common Elements to Unit Owners) in connection therewith.

3. Plat. The Plat sets forth the numbers and location of each Unit and other data as required by the Act.

4. Units. The legal description of each Unit shall consist of the identifying number of each 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 as shown on the Plat and every such description by number 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 Unit to be separated into tracts or parcels different from the whole Unit as shown on the Plat. Notwithstanding any provision herein to the contrary, prior to the sale of each unit by the Developer or its assignee to a third party who occupies or rents such Unit for residential purposes, Developer or its assignee may alter or modify the dimensions and boundaries of such Unit by modification of the Plat by means of the execution by Developer and recording of an amendment to this Declaration.

(a) Unit Boundaries. Except as otherwise provided herein, each Unit shall include that part of the Buildings containing the Unit that lies within the boundaries of the Unit. The upper boundary shall extend past the ceiling and the roof, and any appurtenant thereto, of the Buildings. The lower boundary shall extend past the slab and foundations of the Buildings.

5. Townhouse Corporation and Management of the Property.

(a) Townhouse Corporation of Unit Owners and Administration and Operation of the Property. There has been or will be formed a Townhouse Corporation having the name "5th & Monroe Townhouse Corporation," a Tennessee non-profit corporation, which shall be the governing body for all Unit Owners, and shall operate to provide for the maintenance, repair, replacement, administration and operation of the Property, as provided in the Act, this Declaration and the Bylaws. The Unit Owners shall be members of the Townhouse Corporation, with each Unit holding an undivided membership interest appurtenant to a Unit being in an equal share. The Charter and Bylaws for the Townhouse Corporation shall be the Charter and Bylaws respectively attached to this Declaration as Exhibits C and D and made a part hereof. The Board of Directors of the Townhouse Corporation shall be elected and serve in accordance with the provisions of the Bylaws. The fiscal year of the Townhouse Corporation shall be determined by the Board and may be changed from time to time as the Board deems advisable. The Townhouse Corporation shall not be deemed to be conducting a business of any kind. All activities undertaken by the Townhouse Corporation shall be for the sole benefit of the Unit Owners, and any funds received by the Townhouse Corporation shall be held and applied by it for the use and benefit of Unit Owners, in accordance with the provisions of this Declaration and Bylaws. A Unit Owner's membership shall automatically terminate when they cease 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 Townhouse Corporation.

(b) Voting Membership. All members shall be Unit Owners and shall be entitled to one (1) vote for each Unit owned. When more than one person holds any Unit, all such persons shall be members. The vote for such Unit shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Unit.

(c) Management of the Property. The Board shall have the authority to engage the services of an agent (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 (d) below. The cost of such services shall be a Common Expense, as defined in Section 10 below.

(d) Initial Management Agreement. Prior to the appointment of the First Board, as defined and provided in the Bylaws, the Developer, on behalf of the Townhouse Corporation, may employ a management company to act as Managing Agent for the Property on terms reasonably acceptable to Developer but in any event terminable by the Board without penalty on not less than one hundred eighty (180) days' notice.

(e) Use by the Developer. During the period of sale by the Developer of any Units (whether or not during the Development Period), the Developer and its agents, employees, contractors and subcontractors, and their respective agents and employees, shall be entitled to access, ingress to and egress from the Buildings and Property as may be required for purposes of sale of the Units. While the Developer owns any of the Units and until each Unit sold by it is occupied by the Unit Owners or Occupants, the Developer and its employees may use and show one or more of such unsold or unoccupied Units as a model Unit or Units and may use one or more of such unsold or unoccupied Units as a sales office and may maintain customary signs in connection therewith. Nothing herein shall limit or prohibit Developer's rights to lease any Unit(s) or rights related thereto, subject to the terms and provisions of this Declaration.

(f) Certain Easements. Easements are granted to the Developer and the Townhouse Corporation for encroachments of any portion of the General Common Elements upon the boundary of any Unit or Private Element, irrespective of the cause (including minor inaccuracies in the Plat), whether such encroachments now exist or hereafter may exist. All such easements shall continue until such encroachments shall cease to exist. Without limiting any other provision of this Declaration, as an appurtenance to each Unit, the following easements are granted to each Unit Owner: (1) for encroachments by any portion of the boundaries of each Unit upon the General Common Elements, whether such encroachments now exist or hereafter may exist (such easements shall continue until such encroachments shall cease to exist); (2) access to, over, and underneath the General Common Elements for the purpose of installing, maintaining, repairing, replacing, and removing utility lines and infrastructure serving fewer than all Units so long as such lines and infrastructure do not unreasonably interfere with the other Units' or Townhouse Corporation's use of the General Common Elements and do not adversely affect the aesthetic nature of the General Common Elements or the development as a whole; and (3) subject to all other express provisions of this Declaration (including the Townhouse Corporation's right to establish reasonable rules and regulations under this Declaration) and the Act, access to and over the General Common Elements for the purposes of pedestrian and vehicular ingress and egress and parking in areas so designated for such uses by Developer and/or the Townhouse Corporation. Without limiting any other provision of this Declaration, easements of access, ingress and egress, and construction are reserved to Developer and its contractors, agents, and invitees to the extent necessary, as determined by Developer, over and across the Property (including the General Common Elements and Private Elements, but not the interior of Units not owned by Developer) to enable Developer to complete construction of the Buildings, General Common Elements, and other improvements on the Property.

(g) Non-Liability of the Directors and Officers. To the extent permitted by law, neither the directors nor officers of the Townhouse Corporation shall be personally liable to Unit Owners for any mistake of judgment or for any other acts or omissions of any nature whatsoever of such directors or officers, except for any acts or omissions found by a court to constitute gross negligence or fraud. Unit Owners shall indemnify and hold harmless each of the directors and officers 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 questions of interpretation or application of the provisions of this Declaration or Bylaws, the determination thereof by the Board shall be final and binding on all Unit Owners.

7. Ownership of the Common Elements. Ownership of the Common Elements shall be vested in the Townhouse Corporation, and pursuant to and effective upon the recording of this Declaration, Developer hereby transfers all its right, title, and interest in and to the Common Elements to the Townhouse Corporation. Each Unit is hereby allocated an equal percentage membership in the Townhouse Corporation. The percentage of membership interests shall remain constant unless hereafter changed by recorded amendment to this Declaration consented to in writing by the Unit Owners, in accordance with the requirements hereafter contained. Said membership interest shall be undivided interest, and the undivided interest in the Townhouse Corporation shall be held by the Unit Owners only. The ownership of a Unit shall not be conveyed separate from the undivided membership in the Townhouse Corporation. The undivided membership interest in the Townhouse Corporation shall be deemed conveyed or encumbered with that Unit, even though the legal description in the instrument conveying or encumbering such Unit may refer only to the fee title to that Unit.

8. Use of the Common Elements. Each Unit Owner shall have the right to use the General Common Elements (but not the Limited Common Elements and Private Elements) in common with all 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 General Common Elements shall extend not only to each Unit Owner, but also to his agents, servants, tenants, family members, customers, invitees, and licenses. However, each Unit Owner shall have the right to the exclusive use and possession of the Limited Common Elements contiguous to and serving such Unit alone or with adjoining Units and the Private Elements, which shall be used by such Unit Owner subject to the Rules and Regulations of the Townhouse Corporation.

9. Common Expenses.

(a) Common Expenses and Enforcement. Each Unit Owner, including Developer (so long as Developer is a Unit Owner), shall pay their proportionate share of the expenses of the administration and operation of the Common Elements and of any other expenses incurred in conformance 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. Each Unit Owner shall be responsible for paying an equal share of the Common Expenses; provided, however, that any such expenses with respect to the Limited Common Elements shall be borne by the Unit Owners to whose Units such Limited Common Elements are appurtenant, in accordance with such Unit Owners' respective percentage interest therein. The payment of Common Expenses shall be in such amounts and shall be payable at such times as determined in the manner provided in the Bylaws. No Unit Owner shall be exempt from payment of his equal share of the Common Expenses by waiver or nonuse of enjoyment of the Common Elements or by abandonment of his Unit. If any Unit Owner shall fail or refuse to make any such payment of Common Expenses when due, the amount thereof, together with interest thereon at the highest rate allowed by law from the date that said Common Expenses become due and payable, plus reasonable attorney's fees incurred by the Townhouse Corporation 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 Unit as provided in the Act. Except for a foreclosure sale described in subsection (b) below, the sale or conveyance of a Unit shall in all cases be subject to all unpaid assessments against the Unit Owner thereof for his 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. Likewise, all taxes and other levies and assessments by governmental taxing bodies shall be a lien against individual Units.

Notwithstanding the foregoing, the Developer shall not be required to pay any assessments for Common Expenses with respect to Units owned by it during the Development Period; provided, however, that after the date of Recording of this Declaration but prior to the end of the Development Period, Developer shall fund any deficit in the operations of the Townhouse Corporation after application of

available funds from assessments for Common Expenses with respect to Units previously sold. After the end of the Development Period, Developer shall have no responsibility for the maintenance, repair or replacement of any of the Common Elements, except for its responsibilities as a Unit Owner as provided herein (except for any special assessments levied by the Board on Unit Owners for improvements or betterments to Common Elements for a period of three (3) years after the Development Period); however, should Developer advance any of its own funds for such expenses, it shall be entitled to a credit for all sums so paid against the assessments that it is required to pay as a Unit Owner.

(b) Mortgage and Deed of Trust Protection. The lien for assessments payable by a Unit Owner 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 Common Expenses which become due and payable from and after the date on which the mortgagee or beneficiary thereunder either takes possession of the Unit encumbered thereby, accepts a conveyance of any interest therein (other than as security) or forecloses its mortgage or deed of trust. This subparagraph shall not be amended, changed, modified or rescinded without the prior written consent of all mortgagees and beneficiaries of record.

10. Mortgages. Each Unit Owner shall have the right, subject to the provisions herein, to mortgage his Unit together with his respective ownership interest in the Townhouse Corporation. No Unit Owner shall have the right or authority to mortgage or place a lien on the Property or any part thereof, except to the extent of his own Unit and his appurtenant interest in the Townhouse Corporation.

11. Separate Real Estate Taxes. Real estate taxes shall be separately taxed to each Unit Owner for his Unit, its Private Elements and its appurtenant interest 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 its proportionate share thereof in accordance with such Unit Owner's respective percentage of ownership of the entire development, calculated using each respective Unit's square footage, of the total tax obligation, and, in said event, such taxes shall be deemed a Common Expense.

12. Insurance. The Board may obtain insurance against loss or damage to the Property and the Common Elements, exclusive of the Units and the Private Elements, by fire, vandalism, malicious mischief and such other hazards as are covered under standard extended coverage provisions, and against such other hazards and for such amounts as the Board may deem advisable. This insurance shall be in an amount sufficient to cover one hundred percent (100%) of the replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard. Such insurance coverage shall be written in the name of, and the proceeds thereof shall be payable to the Townhouse Corporation, as the trustee for the Unit Owners in proportion to their interest in the Common Elements, as set forth in this Declaration, and for the holders of mortgages on the Units, if any. The policy of insurance should also contain, if possible, a waiver of subrogation rights by the insurer against the Unit Owners. The premiums for such insurance shall be a common expense, allocable as provided in this Declaration or in the Bylaws; further, premiums for such insurance may be separately billed equally to Unit Owners.

In the event of damage to or destruction of any of the Buildings or Common Elements as a result of fire or other casualty covered by insurance proceeds (unless more than two-thirds (2/3) of all Buildings require reconstruction), the Board shall, in its sole and absolute discretion, and without intervention of any Unit Owner, arrange for the prompt repair and restoration of the damage substantially in accordance with the original plans and specification therefor.

The Board may also obtain comprehensive public liability insurance, in such amounts as it deems desirable, and workmen's compensation insurance and other liability insurance in such amounts as it deems desirable, insuring each Unit Owner, mortgagee of record, the Townhouse Corporation, its officers,

directors, and employees, Developer and the Managing Agent, if any, from liability in connection with the Property. The premiums for such insurance shall be Common Expenses; however, premiums for such insurance may be separately billed equally to Unit Owners.

The Board may also obtain fidelity coverage covering officers, directors and employees who handle or are responsible for handling Townhouse Corporation funds. Such bonds 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 Townhouse Corporation and shall contain waivers of any defense based upon the exclusion of persons serving without compensation.

The Board may also obtain such other insurance as it deems desirable, in such amounts, from such sources and in such forms as it deems desirable, insuring the Property and each member of the Board and officer of the Townhouse Corporation, and each member of any committee appointed pursuant to the Bylaws of the Townhouse Corporation, from liability arising from the fact that said person is or was a director or officer of the Townhouse Corporation, or a member of such a committee.

Each Unit Owner shall maintain hazard insurance which includes property and liability coverage on his Unit and its Private Elements, together with the Limited Common Elements serving his Unit, additions and improvements thereto, and contents thereof including interior fixtures, furnishings and personal property therein, and personal property stored elsewhere on the Property, if any.

To the extent any insurance coverage of an individual Unit Owner overlaps any blanket policy coverage furnished by the Townhouse Corporation, the Townhouse Corporation's coverage shall be primary. The Townhouse Corporation shall not be responsible for repair, replacement, or restoration of any damage to or destruction of any portion of a Unit, its Private Elements or Limited Common Elements not otherwise covered by insurance proceeds.

13. Maintenance.

(a) Townhouse Corporation's Responsibility. Subject to the provisions of Section 14(b), the Townhouse Corporation shall maintain and keep in good repair General Common Element driveways, hardscaping, and storm water bioretention improvements and shall provide lawn care and landscaping for the Common Elements, all to be funded as hereinafter provided. Except to the extent hereinafter set forth, maintenance of, repairs to and replacements within the Common Elements, excluding Limited Common Elements, shall be the responsibility of and shall be furnished by the Townhouse Corporation, and the cost thereof shall be part of the Common Expenses, subject to the Bylaws and Rules and Regulations of the Townhouse Corporation. Maintenance of, repairs to and replacements within the Limited Common Elements shall be assessed in whole to Unit Owners benefited thereby. Further, at the discretion of the Board, the Board may direct Unit Owners who stand to be benefited by such maintenance of, repairs to and replacements within the Limited Common Elements to arrange for such maintenance, repairs and replacements in the name and for the account of such benefited Unit Owners, pay the cost thereof with their own funds, and procure and deliver to the Board such lien waivers and contractor's and subcontractor's sworn statements as may be required to protect the Property from all mechanics' or materialmen's lien claims that may arise therefrom; provided, however, that if, in order to maintain, repair, or replace the electrical wiring, plumbing, or other utilities of a Unit, it shall become necessary to gain entry to another Unit, it shall be the responsibility of the Townhouse Corporation to provide such maintenance, repair, or replacement, but the cost of such maintenance, repair, or replacement may be assessed to the Unit Owners benefited thereby, as hereinabove provided.

(b) Unit Owner's Responsibility. Each Unit Owner, at his own expense, shall furnish and be responsible for all maintenance, repairs, and replacements within and to his Unit, Private Elements, and

Limited Common Elements and shall keep the same in clean condition and good order and repair. To the extent Limited Common Elements are shared between or among more than one Unit, such Unit Owners shall share pro rata in the costs of such maintenance, repairs, and replacements. If any Unit Owner fails properly to perform such Unit Owner's responsibilities hereunder, then the Townhouse Corporation may perform it and assess all costs incurred by the Townhouse Corporation plus a fee equal to twenty (20%) percent of such costs against the Lot and the Unit Owner; provided, however, except when entry is required due to an emergency situation, the Townhouse Corporation shall afford the Unit Owner reasonable notice and an opportunity to cure the problem prior to entry. Each Unit Owner shall be responsible for maintaining active utility accounts and for the costs of water, electric, gas, telephone, television, and data service to its Lot. If, due to the act or neglect of a Unit Owner, or of his agent, tenant, family member, invitee, licensee or household pet, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements are required which would otherwise be a Common Expense, then such Unit Owner shall pay for such damage or such maintenance, repairs and replacements, as may be determined by the Board, to the extent not covered by the Townhouse Corporation's insurance.

(c) Easements. An easement hereby exists for any and all applicable utilities, including, but not limited to the installation, maintenance, repair and replacement of any and all pipes, wires, conduits or other utility lines running through or around any Unit's Private Elements or Common Elements, as applicable. An easement exists for ingress and egress and maintenance in favor of any public utility providing utility services to the Units.

(d) Access to Private Elements. The authorized representatives of the Townhouse Corporation, Board, or of the Managing Agent with approval of the Board, shall be entitled to reasonable access to the Limited Common Elements and Private Elements as may be required in connection with the preservation of any individual Unit or Limited Common Elements in the event of an emergency, or in connection with maintenance of, repairs to or replacements within the Common Elements, Limited Common Elements or Private Elements, or to make any alteration required by any governmental authority.

14. Alterations, Additions or Improvements. No alteration of any Common Elements, or any additions or improvements thereto, shall be made by any Unit Owner without the prior written approval of the Board. 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 alterations, additions, or improvements within his Unit without the prior written approval of the Board, but such Unit Owner shall be responsible for any damage to other Units, the Common Elements, the Property, or any part thereof, resulting from such alterations, additions or improvements. Any alteration and/or maintenance made by a Unit Owner to the exterior of his Unit shall be in strict conformity to the architectural design and scheme of the Unit as originally constructed unless modified by the unanimous agreement of the Unit Owners.

15. Use and Occupancy Restrictions; Leasing. Subject to the provisions of the Bylaws, no part of the Property may be used for purposes other than housing and the related common purposes for which the Property was designed, subject to applicable zoning laws. Each Unit shall be used as a single-family residence or such other use permitted by this Declaration, and for no other purpose, except that professional and quasi-professional people may use a minimal portion of their residence (not in violation of zoning laws) as an ancillary or secondary facility to an office established elsewhere, including (a) maintaining his personal professional library; (b) keeping his personal business or profession records or accounts; or (c) 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 said restrictions. Notwithstanding anything herein to the contrary, a Unit Owner (including Developer) may lease his/her/its Unit(s) in its entirety for residential purposes (*i.e.*, not short-term rentals or other temporary transient accommodations), subject to the following conditions: (1) any lease must be in writing, and every Occupant

shall be subject to and comply with all of the terms and conditions of this Declaration, all Townhouse Corporation documents, and all applicable law; (2) no lease shall be for a period less than 30 consecutive days; and (c) no Unit Owner may lease his/her/its Unit or any portion thereof to more than 3 different Occupants in any 12-month period;

16. Remedies. In the event of any violation of the provisions of the Act, this Declaration, Bylaws or Rules and Regulations of the Townhouse Corporation by Unit Owner (either by his own conduct or by the conduct of any Occupant of his Unit), the Townhouse Corporation, or its successors or assigns, shall have each and all of the rights and remedies which may be provided for in the Act, this Declaration, Bylaws, or said Rules and Regulations, or which may be available at law or in equity, and may prosecute an action or other proceeding against such defaulting Unit Owner and/or others for enforcement of any lien and the appointment of a receiver for the Unit and ownership interest of such Unit Owner, or for damages or injunction or specific performance, or for judgment for payment of money and collection thereof, or the right to take possession of the Unit and to sell the same as provided hereinafter in this Section 17, or for any combination of remedies, or for any other relief. All expenses in connection with any such actions or proceedings, including court costs and attorney's fees and other fees and expenses and all damages, liquidated or otherwise, together with interest thereon at the highest permissible rate of interest allowed in the State of Tennessee, until paid, shall be charged to and assessed against such defaulting Unit Owner, and shall be added to and deemed part of his respective share of the Common Expenses, and the Board shall have a lien for all of the same, as well as for nonpayment of Common Expenses, upon the Unit, and its appurtenant interest in the Common Elements of such defaulting Unit Owner and upon all of his additions and improvements thereto and upon all of his personal property in his 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 Unit, to the extent herein able set forth in Section 10(b) hereof. In the event of any such default by a Unit Owner, the Board or Managing Agent 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. 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 record of mortgage and deed of trust liens against the Units.

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 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 to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition they 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 own conduct or by the conduct of any other Occupant of his Unit) shall violate the Act, or any of the covenants or restrictions or provisions of this Declaration, the Bylaws, or the regulations adopted by the Board, 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 said defaulting Unit Owner to continue as a Unit Owner and to continue to occupy, use, or control his Unit, and thereupon an action in equity may be filed by 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 owned by him on account of said violation, and ordering that all the 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 interest at such judicial sale. The proceeds of any such judicial sale shall first be paid to discharge court costs, court reporter charges, reasonable attorney's fees, and all other expenses of the proceeding and sale, and all such items shall be taxes against said defaulting Unit Owner in said decree. Any balance of proceeds, after satisfaction of such charges and any unpaid assessments hereunder, or any liens, 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 Townhouse Corporation, 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 sold subject to this Declaration.

17. Amendments. The provisions of this Declaration may be amended by an instrument in writing, setting forth such amendment, signed by at least sixty (60%) percent of the Unit Owners; provided, however, that (i) to the extent any other provision of this Declaration, the Bylaws, or the Charter requires a different voting or approval threshold to take a particular action, this provision shall not be used to change such threshold without the written consent of at least the number of Unit Owners required to take such action; and (ii) all lien holders of record have been notified by certified mail of such amendment, and an affidavit by the Secretary of the Townhouse Corporation certifying to such mailing is made a part of such instrument; provided, further, that during the Development Period, no amendment or termination shall be effective without the express written approval of Developer.

However, 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 amending any provision of this Declaration with respect to such action shall be signed by all Unit Owners and/or all lien holders or both as required by the Act or this Declaration. Any amendment shall be effective upon the Recording of such instrument in the Office of the Register of Deeds for Davidson County, Tennessee; provided, however, that no provisions in this Declaration may be amended so as to conflict with the provisions of the Act.

Notwithstanding the above, during the Development Period, the Developer, without the consent of any other Unit Owner, may amend this Declaration so long as no rights of existing Unit Owners and their mortgagees are materially negatively affected.

Further notwithstanding the above, the Townhouse Corporation shall have the right to make and record any necessary amendment to this Declaration for the express purpose of completion of development or correction of clerical errors, or as may be required to obtain FHA/VA, FNMA, FHLMC or other desired approval for the horizontal property regime.

18. Perpetuities and Restraints on Alienation. If any of the options, privileges, covenants, or rights created by this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provision shall continue only until twenty-one (21) years after death of the survivor of the now living descendants of the Governor of Tennessee holding office as of the date of this Declaration.

19. Rights and Obligations. Each grantee of Developer, by the acceptance of deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens, and charges, 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 which are more than administrative in nature such as, but not limited to, reservations and future rights of Developer are hereby incorporated into and made a part of this Declaration by reference. All rights, benefits and privileges 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 said land 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 deed of conveyance or contract for conveyance.

All present and future Unit Owners and Occupants of a Unit shall be subject to, and shall comply with, the provisions of the Bylaws appended hereto and recorded herewith, as they may be amended from time to time. The acceptance of a deed of conveyance, devise, 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 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, a though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

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

20. Condemnation. In the event of a taking of part of the Common Elements in condemnation or by eminent domain, the award made for such taking shall be payable to the Townhouse Corporation. If a majority of the Board in their 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, and the Board shall disburse the proceeds of such award to the contractors engaged in such repair and restoration in appropriate progress payments. In the event 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 such Unit's percentage of ownership in the Common Elements.

21. Rights Reserved. Unit Owner's right of enjoyment in the Common Elements shall be subject to:

(a) The right of the Townhouse Corporation, as provided in its Bylaws or Rules and Regulations, to suspend the enjoyment rights of any member for any period during which any assessment remains unpaid, and for such period as it considers appropriate for any infraction of its published Rules and Regulations;

(b) The right of the Townhouse Corporation to charge reasonable fees for the use of any part of the Common Elements;

(c) The right of the Townhouse Corporation 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 or determination as to the purposes or as to the conditions thereof, shall be effective unless members of the Townhouse Corporation entitled to cast sixty-seven percent (67%) of

the total votes of the Townhouse Corporation have agreed to such dedication, transfer, purpose, or condition; and

(d) The right of the Townhouse Corporation to grant such easements and rights-of-way to such utility companies or public agencies or authorities as it shall deem necessary for the proper servicing and maintenance of the Common Elements and the Units.

22. Mortgagee Protection. The following rights of mortgagees are itemized as follows:

(a) Notwithstanding anything contained herein to the contrary, if any Unit Owner shall at any time grant or convey a security interest in such Unit Owner's Unit or any part or portion thereof by mortgage, deed of trust or otherwise (collectively, a "**Mortgage**") to any person or entity (collectively, a "**Mortgagee**"), such Mortgagee shall be entitled to receive written notice of any default by such Unit Owner (or such Unit Owner's tenant, licensee, or occupant) and the same opportunity as such Unit Owner to cure such default, as the case may be, provided that such Mortgagee shall have delivered a written request for notice (which shall include the Mortgagee's address) to the Townhouse Corporation and to all other Unit Owners, as the case may be. Giving of any notice of default or the failure to deliver a copy to any such Mortgagee shall in no event create any liability on the part of the party so declaring a default.

(b) Any first mortgagee of a Unit who comes into possession of the Unit pursuant to the remedies provided in the mortgage, or deed of trust, or by foreclosure of the mortgage or deed of trust, or by deed in lieu of foreclosure, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the time such holder comes into possession of the Unit (except for claims for a pro rata share of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all Units including the mortgaged Unit).

(c) Mortgagees shall have the right to examine the books and records of the Townhouse Corporation.

(d) As set forth in Tenn. Code Ann. Section 66-27-120, all taxes, assessments, and charges which may become liens prior to the first mortgage under the laws of the State of Tennessee shall relate only to the Unit and not the property as a whole.

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 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 hereunder created, and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or 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. Indemnification.

(a) Any individual Unit Owner and all Unit Owners hereby agree to indemnify and hold harmless Developer, its successors and assigns, and does hereby indemnify and hold harmless Developer, its successors and assigns, from and against any losses, damages, expenses or liabilities, obligations, penalties, actions, judgments, suits, costs, including attorney fees and disbursements of any kind or nature whatsoever which may be imposed in, incurred by or served against Developer in any way relating to or

arising out of the Property, this Declaration, the Bylaws, or any other agreement or instrument in connection herewith, or any action taken or omitted to be taken by Developer under this Declaration, the Bylaws, or any other agreement or instrument in connection herewith. Such indemnification shall not be extended to the Developer's gross negligence, intentional or willful misconduct. At the cost and expense of the Unit Owner and with legal counsel chosen by Developer, the Unit Owner will defend all claims relating to such indemnified matters and will pay any judgments or decrees entered relating thereto.

(b) The indemnity and hold harmless of this Article shall survive the Development Period and shall remain in effect as long as this Declaration remains in effect.

25. Jury waiver; Arbitration. Any party to this Declaration, including Developer, or any Unit Owner, irrevocably waives all right to trial by jury in any court in any action (a) alleging that Developer (i) has breached this Declaration or any amendment, (ii) has breached any agreement relating to this Declaration, (iii) has breached any other agreement, express or implied, (b) alleging that Developer, or any of its officers, employees, representatives or agents have acted wrongfully, negligently, or otherwise tortiously with respect to any Unit Owner; or (c) between the parties. This waiver of trial by jury does not waive any right to bring a lawsuit that a judge, without a jury, would decide. To the extent that any court of competent jurisdiction determines that such a jury waiver is inapplicable or unenforceable with respect to any claim or dispute, such claim or dispute shall be submitted to and settled by final and binding arbitration to be held in Davidson County under the Federal Arbitration Act or other applicable law, pursuant to the Commercial Arbitration Rules of the American Arbitration Association. Such proceedings shall be held before a single arbitrator who is an active attorney or a retired judge.

26. Notices. Notices provided for in the Act, this Declaration or Bylaws shall be in writing and shall be addressed to the Townhouse Corporation or any Unit Owner, as the case may be, at such address as provided by the Townhouse Corporation or any Unit Owner. The Townhouse Corporation may designate a different address or addresses for notices to it by giving 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 Townhouse Corporation. Notices addressed as above shall be deemed delivered when mailed by 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 deed of trust 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 Unit Owners whose Unit is subject to such mortgage or deed of trust.

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

28. 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.

29. Gender. The use of the masculine gender in this Declaration and in the Bylaws shall be deemed to include the feminine gender, and the use of the singular shall be deemed to include the plural whenever the context so requires.

30. Attorney's Certificate. The attorney's opinion as required by Section 66-27-103 of the Act is attached hereto as Exhibit D.

**IN WITNESS WHEREOF**, the undersigned has executed this Declaration, on this, the 22nd day of April 2024.

**DEVELOPER:**

**MAINLAND MONROE, LLC**

By: Mainland Asset Management, LLC,
Its Manager

By: _____
Kenneth M. Larish, Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth M. Larish, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Manager of Mainland Asset Management, LLC, which is the Manager of Mainland Monroe, 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 official seal of office, at Nashville, Tennessee, on this, the 22nd day of April 2024.

My commission expires: 1-6-25

M. Catherine Clearwater
NOTARY PUBLIC

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**EXHIBIT A**

**LAND DESCRIPTION**

Being a tract of land lying in the 19th Council District of Davidson County, Nashville, Tennessee, and being Lot 2 of Resubdivision of Lots 1 and 2, Plan of the Homestead Addition Estate of D.T. McGavock as recorded in Instrument Number 200203040026803, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on south by the northern right of way (ROW) of Monroe Street, bounded on the west by Lot 1 of said resubdivision plat, said Lot 1 being Katherine A. Sbarra as recorded in Instrument Number 201909200095634, RODC, bounded on the north by the southern ROW of Alley #208 and bounded on the east by the western Row of 5th Avenue North. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with cap lying on the northwest ROW intersection of said Monroe Street and said 5th Avenue North; thence along said northern ROW of Monroe Street South 63°21'33" West 106.69 feet to a found iron rod with cap; thence leaving said ROW of Monroe Street and along the common line of said Lot 1 North 26°48'39" West 159.72 feet to a found ½" iron rod lying on said southern ROW of Alley #208; thence along said ROW of Alley #208 North 63°14'14" East 106.69 feet to a set iron rod with cap lying on said western ROW of the 5th Avenue North; thence along said ROW of 5th Avenue North South 26°48' 39" East 159.95 feet to the point of beginning.

Tract contains 17,053 square feet or .039 acres.

Being a portion of the same property conveyed to NANCY HARDAWAY, DON CHALUS AND EREST CAMPBELL AND WIFE, BERDELLE CAMPBELL, by deed from NASHVILLE YOUNG MEN'S CHRISTIAN ASSOCIATION, of record in the book 6504, page 659, dated February 28, 1985, said Register's Office.

BERDELLE CAMPBELL having conveyed her interest to ERNEST CAMPBELL be quitclaim deed Book 9471, page 586, said Register's office.

ERNEST CAMPBELL having conveyed his interest back to BERDELLE CAMPBELL by quitclaim deed of record in Book 11282, page 452, said Register's office.

BERDELLE CAMPBELL and DON CHALUS having conveyed their 2/3rds interest to SCOTT C. CHAMBERS AND ANDREE LAQUIRE by deed of record in the Book 11534, page 727, said Register's Office.

NANCY HARDAWAY having conveyed her interest to SCOTT C. CHAMBERS AND ANDREE LEQUIRE by deeds of record in Instrument Nos. 20050413-0040894, 20071218-0145158 and 20071218-0145159, said Register's office.

**EXHIBIT B**

**PLAT**

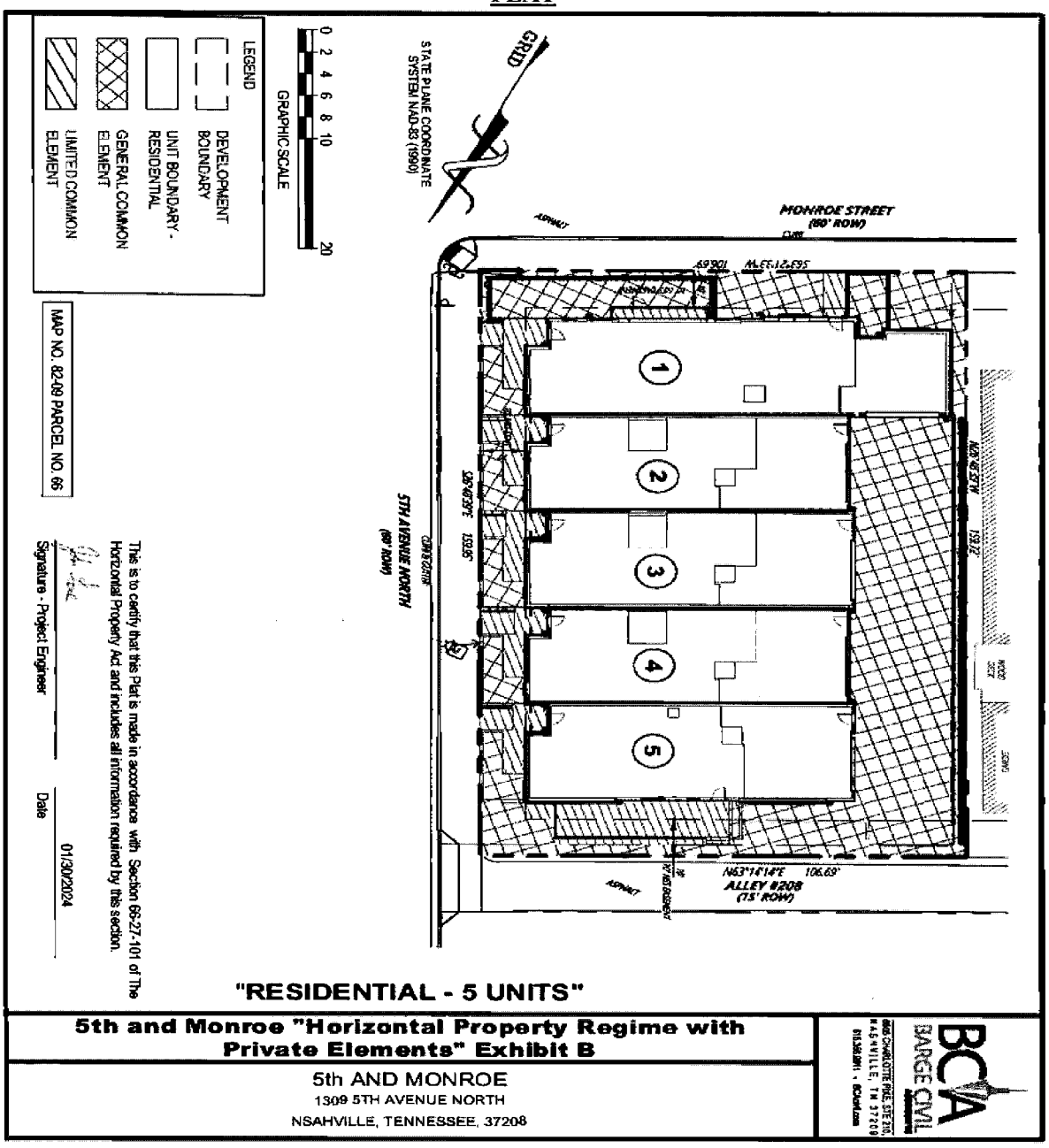


**EXHIBIT C**

**CHARTER**
**OF**
**5th AND MONROE TOWNHOUSE CORPORATION**

The undersigned, acting as the incorporator of a corporation under the Tennessee Nonprofit Corporation Act, adopts the following Charter for such corporation:

1. The name of the corporation is 5th & Monroe Townhouse Corporation, (the "**Townhouse Corporation**").

2. This Townhouse Corporation is a mutual benefit corporation.

3. The street address, county, and zip code of the initial registered office of the Townhouse Corporation is 1905 Acklen Avenue, Nashville, Tennessee 37212, jlennon@mainlandcompanies.com, and the initial registered agent for the Townhouse Corporation at that office is James Lennon.

4. The name and address of the incorporator is Kenneth M. Larish, 1905 Acklen Avenue, Nashville, Tennessee 37212, klarish@mainlandcompanies.com.

5. The street address of the principal office of the Townhouse Corporation is 1905 Acklen Avenue, Nashville, Tennessee 37212.

6. The Townhouse Corporation is not for profit.

7. The Townhouse Corporation shall have members. The members of the Townhouse Corporation shall be the owners of record of units of 5th & Monroe, a Horizontal Property Regime with Private Elements, as established by that certain Declaration of Covenants, Conditions, Easements, and Restrictions for 5th & Monroe dated April 22, 2024, and recorded with the Davidson County Register of Deeds as Instrument No. _____ (together with all amendments thereto, the "**Declaration**"). Upon the conveyance or transfer of the ownership interest in a Unit (defined in the Declaration), the new owner or owners shall succeed to the former unit owner's or owners' membership, and the membership of the former unit owner or owners shall terminate. Holders of any security interest in the Units or any property contained therein shall not be considered members. Membership in the Townhouse Corporation may not be separated from ownership of the Units.

8. Voting rights of the members of the Townhouse Corporation shall be governed by the Declaration and the Townhouse Corporation's Bylaws.

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

10. With respect to claims or liabilities arising out of service as a director or officer of the Townhouse Corporation, the Townhouse Corporation shall indemnify and advance expenses to each present

and future director and officer (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.

11. The purposes for which the Townhouse Corporation is organized are: to operate a horizontal property regime management Townhouse Corporation solely to provide for the management, maintenance, architectural control, preservation, and care of Townhouse Corporation property, except as limited by the Declaration; the exercise of any and all rights, responsibilities, powers, and privileges contained in the Declaration and the Bylaws of the Townhouse Corporation; and generally to engage in any other lawful endeavor or activity in furtherance of the foregoing.

12. No part of the net earnings of the Townhouse Corporation shall inure to the benefit of, or be distributable to, its directors, officers, members or other private individuals or persons, except that the Townhouse Corporation shall be authorized and empowered to:

(a) pay reasonable compensation for goods and services rendered,
(b) rebate excess membership dues, fees or assessments, and
(c) make payments in furtherance of the purposes set forth in this Charter, the Townhouse Corporation's Bylaws, and the Declaration.

13. Amendment to this Charter shall require the assent required to amend the Declaration, as set forth in the Declaration, of at least 60% of the entire membership of the Townhouse Corporation. The Townhouse Corporation may be dissolved only with the assent required to terminate the Declaration, as set forth in the Declaration.

14. Upon any such dissolution (absent merger or consolidation), the assets of the Townhouse Corporation shall be distributed as deemed appropriate by the members, subject to applicable law, which may require that all assets of the Townhouse Corporation shall be distributed to a non-profit organization with purposes similar to those of the Townhouse Corporation. Such organization will be chosen by the directors of the Townhouse Corporation as part of the plan of dissolution of the Townhouse Corporation.

15. The Incorporator of the Townhouse Corporation shall not be deemed to be a member of the Townhouse Corporation solely by virtue of organizing the Townhouse Corporation. Unless the Incorporator is admitted as a member of the Townhouse Corporation, the Incorporator shall have no liability for any acts or omissions of the Townhouse Corporation. The Townhouse Corporation agrees to indemnify any Incorporator that is not a member from all claims, in the same manner and on the same terms for members, as set forth in this Charter, provided that the claim arises from Incorporator's actual or alleged relationship with the Townhouse Corporation.

DATED the 22nd day April 2024.

Kenneth M. Larish, Incorporator

**EXHIBIT D**

# BYLAWS
# OF
# 5TH AND MONROE TOWNHOUSE CORPORATION

## ARTICLE I
## Members
## (Unit Owners)

Section 1. Eligibility. The members of 5TH AND MONROE TOWNHOUSE CORPORATION, a Tennessee non-profit corporation formed pursuant to the filing of that certain Charter of 5th and Monroe Townhouse Corporation with the Tennessee Secretary of State (the "**Charter**"), shall consist of the Unit Owners of the property known as 5th & Monroe located at the intersection of 5th Avenue North and Monroe Street in Nashville, Davidson County, Tennessee (the "**property**"). If a Unit Owner is a trust, then the member shall be a beneficiary of such trust, and if a Unit Owner or such a beneficiary is a corporation or partnership, the member may be an officer, partner or employee of such Unit Owner or beneficiary.

Section 2. Secession. The membership of each Unit Owner shall terminate when he ceases to be a Unit Owner, and upon the sale, transfer, or other disposition of his ownership interest in the property, his membership in the Townhouse Corporation shall automatically be transferred to the new Unit Owner of such ownership interest.

Section 3. Regular Meetings. The first regular meeting of the Unit Owners may be held, subject to the terms hereof, on any date at the option of the Board. All subsequent regular meetings of the Unit Owners may be called by a Board of Directors or by a majority of the Unit Owners. Such meetings of Unit Owners shall be held at such place in Davidson County, Tennessee, and at such time as specified in the written notice of such meeting which shall be delivered to all Unit Owners at least ten (10) days prior to the date of such meeting.

Section 4. Special Meetings. Special meetings of Unit Owners may be called by the Board or by a majority of the Unit Owners. Special meetings shall be called by delivering written notice to all Unit Owners not less than ten (10) days prior to the date of the meeting stating the date, time and place of the special meeting and the matters to be considered.

Section 5. Delivery of Notice of Meetings. Notices of meetings shall be delivered either personally or by mail to Unit Owners at the addresses given to the Board by Unit Owners for such purpose, or to a Unit Owner's Unit if no separate address for such purpose has been given to the Board.

Section 6. Voting. Each Unit shall have one (1) vote. If any Unit Owner consists of more than one (1) person, the voting rights of such Unit Owner shall not be divided but shall be exercised as if the Unit Owner consisted of only one (1) person in accordance with the proxy or other designation made by the persons constituting such Unit Owner.

No Unit Owner who is in default in the payment of his assessments hereunder shall be entitled to exercise his right to vote until he has cured such default. A Unit Owner shall be deemed to be in default if he has not paid his assessments to the Board or its agent within fifteen (15) days after the due date thereof. A Unit Owner may protest the amount of the assessment, but it still must be paid during the pendency of his protest to the Board.

Section 7. Quorum. A quorum of Unit Owners for any meeting shall be constituted by Unit Owners represented in person or by proxy and holding a majority of the votes entitled to be cast at such meeting.

## ARTICLE II
## Board of Directors

Section 1. Number, Election and Term of Office. The Board of Directors of the Townhouse Corporation (referred to in the Horizontal Property Act of the State of Tennessee (the "**Act**") as the "board of administrators" and sometimes referred to herein as the "**Board**") shall consist of three (3) members (each, a "**Director**"). Every Director, except for members of the First Board (defined below), shall hold office for the term of three (3) years and until his successor shall be elected and qualified.

Section 2. Qualifications. Except for the First Board, two (2) of the Directors shall be Unit Owners or spouses of Unit Owners elected by a majority vote of the Unit Owners. A third Director shall be elected by unanimous decision of the two (2) Unit Owner Directors. Should any Unit Owner Director transfer title to his or her Unit, the transferor's position as Director will terminate and his or her place on the Board shall be deemed vacant. Except for the First Board, if a Director shall cease to meet such qualifications during his term, he shall thereupon cease to be a Director and his place on the Board shall be deemed vacant.

Section 3. Vacancies. Any vacancy occurring in the Board shall be filled by majority vote of the remaining members thereof. Any Director so elected or appointed to fill a vacancy shall hold office for a term equal to the unexpired term of the Director whom he succeeds.

Section 4. Meetings. A regular annual meeting of the Board shall be held following the regular annual meeting of Unit Owners. Special meetings of the Board shall be held upon call by the President or by a majority of the Board on not less than forty-eight (48) hours' notice in writing to each Director, delivered personally or by mail or electronic mail. Any Director may waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action proposed to be taken by the Board without a meeting. A Director's attendance at a meeting shall constitute his waiver of notice of said meeting.

Section 5. Removal. After the First Board, any non-Unit Owner Director may be removed from office with or without cause by the vote of a majority of the Unit Owners.

Section 6. Compensation. Directors shall receive no compensation for their services as Directors, unless expressly provided for in resolutions duly adopted by Unit Owners.

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

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

a) To elect and remove the officers of the Townhouse Corporation;
b) To administer the affairs of the Townhouse Corporation and the property;
c) To engage the services of an agent (sometimes called the "**Managing Agent**") to maintain, repair, replace, administer, and operate the property or any part thereof for all Unit Owners, upon such terms and for such compensation and with such authority as the Board may approve;
d) To formulate policies for the administration, management and operation of the property and the Common Elements;

e) 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 to time and to establish reasonable financial assessments for infractions thereof;
f) To provide for the 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 Managing Agent;
g) To provide for the designation, hiring and removal of employees and other personnel, including accountants and attorneys, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management, and operation of the property and the Common Elements, and 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);
h) To appoint committees of the Board and to delegate to such committees the Board's authority to carry out certain duties of the Board;
i) To determine the fiscal year of the Townhouse Corporation and to change said fiscal year from time to time as the Board deems advisable;
j) To fix the estimated annual budget, and to provide the manner of assessing and collecting from Unit Owners their respective shares of such estimated expenses, as hereinafter provided;
k) To borrow money for the purpose of repair or restoration of Common Elements without the approval of the members of the Townhouse Corporation;
l) To secure insurance policies as required by the Declaration (defined in the Charter), and in this regard, annually to review the amounts of coverage afforded by such policies;
m) Unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of Unit Owners as expressed in resolutions duly adopted at any annual or special meeting of Unit Owners;
n) To be responsible for and maintain all drive aisles, utilities, and any other services of a public nature that are classified as Common Elements in the Declaration; and
o) To exercise all other powers and duties of Unit Owners as a group referred to in the Act or in the Declaration or these Bylaws.

Section 9. Power to Take Any Action. Whenever in these Bylaws the Townhouse Corporation is given the power to take any action, it is the intention of these Bylaws that the Board shall act for the Townhouse Corporation in all cases, except and to the extent that it is expressly provided that action be taken upon vote of the Unit Owners.

Section 10. Non-Delegation. Nothing in these Bylaws shall be considered to grant to the Board, the Townhouse Corporation, or to the officers of the Townhouse Corporation, any powers or duties which, by law, have been delegated to Unit Owners.

Section 11. Developer Control of Board. The Developer shall be entitled to appoint all three (3) of the Directors to the Board during the Development Period. "Development Period" means the period of time commencing on the date the Bylaws are initially recorded and ending on the earlier of (i) the day that Developer sells the last Unit that it owns or (ii) the day that is ten (10) years after the first conveyance of a Unit to the initial purchaser thereof by Developer or its assignee, unless earlier terminated by Developer in its sole discretion. The initial Board appointed by the Developer shall be referred to herein as the "**First Board**."

Within seventy-five (75) days after the end of the Development Period, or sooner if the Developer has elected to accelerate such event as stated below, the Townhouse Corporation shall call, and shall give

not less than sixty (60) days' notice of, an election for the members of the Board. The notice may be given by any Unit Owner if the Townhouse Corporation fails to do so.

The Developer may transfer control of the Townhouse Corporation to Unit Owners other than the Developer prior to the date upon which Unit Owners are entitled to elect Directors in its sole discretion by causing enough of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Unit Owners to elect Directors and assume control of the Townhouse Corporation. Provided the Developer gives at least seventy-five (75) days' notice of its decision to cause its appointees to resign to the Unit Owners, neither the Developer, nor such appointees, shall be liable in any manner in connection with such resignations even if the Unit Owners other than the Developer refuse or fail to assume control.

At the time that the Unit Owners elect a majority of the members of the Board, the Developer shall relinquish control of the Townhouse Corporation and such Unit Owners shall accept control. At that time (except as to the items identified in subsection (a), which may be delivered 120 days thereafter), Developer shall deliver to the Townhouse Corporation all property of the Unit Owners and of the Townhouse Corporation held or controlled by the Developer, and the official book and records of the Townhouse Corporation, at Developer's expense, together with the following items, if applicable to the Townhouse Corporation:

a) The financial records, including financial statements of the Townhouse Corporation, and source documents from the incorporation of the Townhouse Corporation through the date of the turnover.
b) Townhouse Corporation funds or the control thereof.
c) All tangible personal property that is the property of the Townhouse Corporation or is or was represented by the Developer to be part of the Common Elements or is ostensibly part of the Common Elements, and an inventory of such property.
d) A copy of the plans and specifications utilized in the construction of the improvements and for the construction and installation of all mechanical components serving the improvements and the property.
e) Copies of any certificates of occupancy which may have been issued for the property.
f) All written warranties of contractors, subcontractors, suppliers and manufacturers, if any, that are still effective.

## ARTICLE III
## Officers

Section 1. Designation. At each regular annual meeting of the Board, the Directors present at such meeting shall elect the following officers of the Townhouse Corporation by a majority vote:

a) A president, who shall be a Director, who shall preside over meetings of the Board and of Unit Owners, and who shall be the chief executive officer of the Townhouse Corporation;
b) A Secretary/Treasurer, who shall keep the minutes of all meetings of the Board and of Unit Owners, and financial records, and who shall, in general, perform all the duties incident to the office of Secretary/Treasurer; and
c) Such additional officers as the Board shall see fit to elect.

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

Section 3. Term of Office. Each officer shall hold office for the term of one (1) year and until his successor has 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 members thereof at a special meeting of the Board. Any officer so elected to fill a vacancy shall hold office for a term equal to the unexpired term of the officer he succeeds. Any officer may be removed for cause at any time by vote of a majority of the Board at a special meeting thereof.

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.

## ARTICLE IV
## Assessments

Section 1. Annual Budget. The Board shall establish an annual budget to provide for the needs of the Units. 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, supplies, materials, parts, services, maintenance, repairs, replacements, landscaping, insurance, fuel, power and all other Common Expenses.

Section 2. Lien. It shall be the duty of every Unit Owner to pay his equal share of the expenses as provided in the Declaration, and as assessed in the manner provided.

If any Unit Owner shall fail or refuse to make any such payment when due, such delinquent payment shall be subject to a late charge in an amount established by the Board, and such delinquent payment shall also bear interest at the highest permissible rate of interest allowed in the State of Tennessee. Such delinquent payment, together with penalty and interest, shall constitute a lien, as provided in the Act and Declaration, enforceable by the Board, on the interest of such Unit Owner in the property.

The Townhouse Corporation, acting through the Board or its agents, shall have the right to maintain a suit to foreclose any such lien, and there shall be added to the amount due the costs of said suit and other fees and expenses, together with interest and reasonable attorney's fees to be fixed by the court. Furthermore, if any Unit Owner shall fail or refuse to pay when due his proportionate share of the expenses, the Townhouse Corporation, acting through its Board, shall have the authority to exercise and enforce any and all rights and remedies as provided for in the Act, the Declaration or these Bylaws, or as are otherwise available at law or in equity, for the collection of all unpaid assessments.

Section 3. Records and Statement of Account. The Board shall cause to be kept detailed and accurate records in chronological order of expenditures affecting the Common Elements, specifying and itemizing the Common Expenses incurred.

Section 4. Discharge of Liens. The Board may cause the Townhouse Corporation 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. When less 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 attorney's fees, incurred by reason of such lien.

Section 5. Default in Payment of Assessments for Common Expenses. Assessments and installments thereof not paid within 10 days from the date when they are due shall bear interest at 10% per annum or the highest rate allowed by applicable law, whichever is less, from the date due until paid and

shall be subject to an administrative late fee in an amount not to exceed the greater of $25.00 or 5% of each delinquent installment. The Townhouse Corporation is entitled to recover its reasonable attorneys' fees incurred for collection of the unpaid assessments, including without limitation, pre-suit collection efforts, lien foreclosure action or an action to recover a money judgment for unpaid assessments and any appellate or bankruptcy proceedings.

Section 6. Capital Contributions. There shall be a capital contribution of $500.00 for each Unit paid by each buyer of a Unit upon the purchase of such Unit. Such payments are for the purpose of having funds available for initial and non-recurring items, capital expenses, permit fees, licenses, utility deposits, advance premiums for insurance policies and coverages and other expenses for operation of the Townhouse Corporation pursuant to the Declaration, as the Board determines from time to time. Such capital contribution shall not be considered as advance payment of the general assessments.

## ARTICLE V
## Use and Occupancy Restrictions

Section 1. General. No unlawful, noxious or offensive activities shall be carried on in any Unit or elsewhere on the property, nor shall anything be done therein or thereon which shall constitute a nuisance or which shall in the judgment of the Board cause unreasonable noise or disturbance to others.

Each Unit Owner shall maintain his Unit and its Private Elements in good condition and in good order and repair, at his own expense, and shall not do or allow anything to be done which may increase the cost or cause the cancellation of insurance on other Units or on the Common Elements.

Section 2. Trash. Trash, garbage and other waste shall be kept only in sanitary containers and shall be disposed of in a clean and sanitary manner as prescribed from time to time in rules and regulations of the Townhouse Corporation.

Section 3. Storage. Articles of personal property belonging to any Unit Owner, such as baby carriages, bicycles, wagons, toys, furniture, clothing and other articles, shall not be stored or kept in the Common Elements. Storage of boats, trailers, campers and motor homes on the property shall not be permitted.

Section 4. Single Family Residence. Each Unit shall be used as a single-family residence only. For clarification, this provision shall not prohibit the long-term leasing of Units, as more particularly set forth in, and subject to the terms and provisions of, the Declaration.

Section 5. Rules and Regulations. Unit Owners shall be subject to such further restrictions as may be contained in the rules and regulations of the Townhouse Corporation concerning the use of Units and the Common Elements, which may be enacted from time to time by the Board. Such rules and regulations shall be binding rules and regulations of the Townhouse Corporation, and copies of such rules and regulations and any amendments or additions thereto shall be furnished to all Unit Owners upon request.

## ARTICLE VI
## Contractual Powers

No contract or other transaction between the Townhouse Corporation and one (1) or more of its Directors, or between the Townhouse Corporation and any corporation, firm or Townhouse Corporation in which one (1) or more of the Directors of the Townhouse Corporation 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 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 Townhouse 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

These Bylaws may be amended or modified from time to time by action or approval of a majority of the Unit Owners. Such amendments shall be recorded in the Office of the Register of Deeds of Davidson County, Tennessee. Notwithstanding the above, during the Development Period, the Developer, without the consent of any other Unit Owner, may amend these Bylaws so long as no rights of existing Unit Owners and their mortgagees are materially negatively affected.

## ARTICLE VIII
## Indemnification

Section 1. General. To the extent permitted by law, the Townhouse Corporation shall indemnify and hold harmless each of its Directors and officers, and each member of any committee appointed pursuant to these Bylaws, against all contractual and other liabilities to others arising out of contracts made by, or other acts of such Directors, officers, or committee members on behalf of Unit Owners, or arising out of their status as Directors, officers, or committee members, unless any such contract or act shall have been made fraudulently or with gross negligence or criminal intent. It is intended that the foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, counsel fees, amounts of judgments paid and amounts paid in settlement) reasonably incurred in connection with the defense of any claim, action, suit, or proceeding, whether civil, criminal, administrative or otherwise, in which any such Director, officer or committee member may be involved by virtue of such person's being or having been such Director, Officer, or committee member; provided, however, that such indemnity shall not be operative with respect to (a) any matter as to which such person shall have been finally adjudged in such action, suit or proceeding to be liable for gross negligence or fraud in the performance of his duties as such Director, officer, or committee member, or (b) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Board, there are not reasonable grounds for such person's being adjudged liable for gross negligence or fraud in the performance of his duties as such Director, officer or committee member.

Section 2. Success on Merits. To the extent that a member of the Board, or an officer of the Townhouse Corporation, or a member of any committee appointed pursuant to these Bylaws has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith.

Section 3. Advance Payment. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Townhouse Corporation in advance of the final disposition of such action,

suit or proceeding as authorized by the Board in the specific case upon receipt of an undertaking by or on behalf of the persons or entity seeking such indemnification or payment in advance to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Townhouse Corporation as authorized in this Article VIII.

Section 4. Miscellaneous. The Townhouse Corporation and the Board shall have the power to raise and the responsibility for raising, by special assessment or otherwise, any sums required to discharge its obligations under this Article; provided, however, that the liability of any Unit Owner arising out of any contract made by or other acts of the Directors, officers, or members of such committees, or out of the aforesaid indemnity in favor of the Directors, officers, or members of such committees, shall be limited to such proportion of the total liability hereunder as said Unit Owner's percentage of interest in the Common Elements bears to the total percentage interest of all Unit Owners in the Common Elements. Every agreement made by the Directors, officers, or members of such committees, or by the Managing Agent on behalf of Unit Owners, shall provide that the Directors, officers, members of such committees, or the Managing Agent, as the case may be, are acting only as agents for Unit Owners and shall have no personal liability thereunder (except as Unit Owners), and that each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his percentage of interest in the Common Elements bears to the total percentage interest of all Unit Owners in the Common Elements. The indemnification provided by this Article VIII shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any statute, agreement, vote of members of the Townhouse Corporation or disinterested members of the Board or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. Such right to indemnification shall continue as to a person or entity who has ceased to be a member of the Board, officer of the Townhouse Corporation, or member of such committee, and shall inure to the benefit of their heirs, executors, administrators, successors and assigns of such person or entity.

## ARTICLE IX
## Mortgages

Section 1. Notice to Board. A Unit Owner who mortgages his Unit shall notify the Board of the name and address of his mortgagee and shall file a conformed copy of the note and deed of trust or mortgage with the Board; and the Board shall maintain such information in a book entitled "Mortgages of Units."

Section 2. Notice of Unpaid Charges. The Board, whenever so requested in writing by a mortgagee of a Unit, shall promptly report any then unpaid charges due from, or any other 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 charges or other default, shall send a copy of such notice to each holder of a mortgage covering such Unit whose name and address has therefore been furnished to the Board.

Section 4. Interest of Valid First Mortgagee. The interest of a valid first mortgagee 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 mortgagee has incorporated the terms of these Bylaws and the Declaration in its deed of trust, then such first mortgagee 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 X
## Definition of Terms

Capitalized terms not defined in these Bylaws have the meaning given them in the Declaration. The term "**member**," as used in these Bylaws, means "**Unit Owner**" as defined in the Declaration.

## ARTICLE XI
## Conflicts

These Bylaws are set forth to comply with the requirements of the Act, as it may be amended from time to time, and to allow the Bylaws to control in specific situations where such law allows. In the event any of the Bylaws conflict with the provisions of the Act or of the Declaration, the provisions of the Act or of the Declaration, as the case may be, shall control.

[The remainder of this page intentionally left blank.]

**EXHIBIT E**

**ATTORNEY'S CERTIFICATE**

This document is intended to serve as the attorney's opinion which is required under the terms of Tennessee Code Annotated, Section 66-27-103. The undersigned, Jack F. Stringham II, an attorney licensed to practice law in the State of Tennessee, hereby declares (i) that the developer, Mainland Monroe, LLC, a Tennessee limited liability company, has indicated that all improvements shall be in substantial compliance with local building codes and (ii) that upon proper recording of this certificate with the Register of Deeds of Davidson County, Tennessee, and recording with such office and/or adoption (as applicable) of the following additional documents, all legal requirements for the creation of a Planned Unit Development under the terms of the Tennessee Horizontal Property Act, Tennessee Code Annotated, Sections 66-27-101 et. seq., have been met:

1. The Declaration of Covenants, Conditions, Easements, and Restrictions for 5th & Monroe, a Horizontal Property Regime with Private Elements;

2. The plat for 5th & Monroe, a Horizontal Property Regime, which plat shows private and common elements, which is attached to such declaration;

3. The Charter of 5th & Monroe Townhouse Corporation, a Tennessee non-profit corporation; and

4. Bylaws of 5th & Monroe Townhouse Corporation, a Tennessee non-profit corporation;

Witness my hand this 22nd day of April 2024.

Jack F. Stringham II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public for the state and county aforesaid, personally appeared Jack F. Stringham II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April 2024.

My commission expires: 1-6-25

NOTARY PUBLIC

M. CATHERINE CLEARWATERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 April 24, 2024.

Affiant Signature

4/22/24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 24th day of April 2024.

Notary Public

5/2/2027
My Commission Expires

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027