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DECLARATION FOR WATSON PROPERTIES

A Condominium Association

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DECLARATION FOR
WATSON PROPERTIES, A CONDOMINIUM

THIS DECLARATION, made as of the 11th, day of November 2024, by **LAWRENCE WATSON**, hereinafter referred to as (the "Declarant"), for itself, its successors, grantees, and assigns.

W I T N E S S E T H:

WHEREAS, Declarant is the owner of the real property located in the City of Nashville, Davidson County, Tennessee described in Exhibit A attached hereto and incorporated herein by reference (the "Property") which Declarant desires to develop as a community of attached residential units to be known as **WATSON PROPERTIES**, a Condominium, with common facilities and Common Elements for the benefit of said community (the "Project"); and

WHEREAS, Declarant desires to submit the Property, and the improvements constructed thereon, to a condominium regime of ownership and use, in the manner provided under the provisions of the Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, known as "The Tennessee Condominium Act of 2008," which may hereinafter be referred to as the "Act;" and

WHEREAS, Declarant further desires to establish certain easements, rights, privileges and obligations applicable to the Property, for the use and enjoyment of all Owners, as hereinafter defined, and to provide for the use and maintenance of the Property, as hereinafter defined, for the mutual benefit of all Owners and to promote the benefits of the condominium form of ownership hereinafter set forth; and

WHEREAS, Declarant desires to establish a method for the administration, maintenance, preservation, use and enjoyment of such portions of the Property as are now or may hereafter be submitted to this Declaration; and

WHEREAS, as part of the general plan of improvement of the Property, Declarant desires to create an Association (as defined herein) to manage the Property, to be known as the **WATSON PROPERTIES ASSOCIATION**; and

WHEREAS, Declarant desires that the Property be held, sold and conveyed subject to the provisions of this Declaration.

NOW, THEREFORE, Declarant hereby declares that all of the Property subjected to this Declaration shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions. Such easements, restrictions, covenants and conditions are for the purpose of protecting the value and desirability of the Property, and shall run with the real property submitted to this Declaration. They shall be binding on all parties having any right, title, or interest in the Property, or any part thereof, their heirs, successors, successors in title, and assigns, and shall inure to the benefit of each owner thereof.

Declarant further hereby submits the Property, together with the buildings and improvements thereon, or hereafter to be constructed, to the provisions of the Tennessee Condominium Act of 2008, hereby establishing a condominium regime for the Property.

ARTICLE 1: DEFINITIONS

Section 1.1 "Assessments" shall mean, collectively or individually, any Base Assessment, Special Assessment or other Assessment imposed on a Unit or Owner hereunder.

Section 1.2 "Association" shall mean and refer to the **WATSON PROPERTIES ASSOCIATION**, a Tennessee nonprofit corporation, its successors or assigns. The Association must be organized no later than the date the first Unit is sold. The "Directors" or "Board" shall be the elected body having its normal meaning under Tennessee law.

Section 1.3 "Base Assessment" shall mean and refer to Assessments levied against all Units in the Property to fund Common Expenses.

Section 1.4 "Bylaws" shall mean the Bylaws of the Association attached hereto as **Exhibit C** and made a part hereof, as may be amended from time to time.

Section 1.5 "Charter" shall mean and refer to the Charter of **WATSON PROPERTIES**, a form of which is attached hereto as **Exhibit B** and incorporated herein by this reference, as filed with the Secretary of State of the State of Tennessee, and as may be amended from time to time.

Section 1.6 "Common Area" shall mean all real and personal property, including the Property, but excluding Units, components thereof and easements appurtenant thereto, now or hereafter constructed on the Property for common use and enjoyment of the Owners, including, but not limited to, all lawns, any and all streets, roads, bridges, parking areas, drainage facilities, ponds, waterways, fences, structures, sidewalks, curbs, signs, lights, common utilities, and other improvements.

Section 1.7 "Common Elements" shall mean and refer to the Common Area, together with those areas, if any, which by the terms of this Declaration or by contract becomes the responsibility of the Association. The office of any property manager employed by or contracting with the Association, if located on the Property, or any public rights-of-way within or adjacent to the Property, may be part of the Common Elements.

Section 1.8 "Common Expenses" shall mean and include the actual and estimated expenses of operating the Association and maintaining the Common Elements, including any reasonable reserve, as found to be necessary and appropriate by the Board pursuant to this Declaration, the Charter, and the Bylaws of the Association.

Section 1.9 "Community-Wide Standard" shall mean the conduct, maintenance, or other activity generally prevailing throughout the Property. The Board and the Design Review Committee may more specifically determine such standard.

Section 1.10 "Declarant" shall mean and refer to Lawrence Watson, and its successors, successors-in-title or assigns who take title to any portion of the Property for the purpose of development and sale and as may be designated as Declarant hereunder in a recorded instrument executed by the immediately preceding Declarant.

Section 1.11 "Development Rights" shall mean and include those rights reserved by Declarant with respect to all of the Property, as set forth in Section 16.1(b).

Section 1.12 "Limited Common Elements" shall mean those Common Elements that are reserved for the use or benefit of a certain Unit or Units to the exclusion of other Units, or are otherwise designated as Limited Common Elements. All terraces, balconies, decks, and stoops that serve an individual Unit are Limited Common Elements. All utilities pipes, conduits and runs that serve only one Unit are Limited Common Elements. Party walls between Units shall be Limited Common Elements. All heating and air conditioning units, equipment or components thereof that serve only one Unit but are located outside that Unit shall be Limited Common Elements exclusively for that Unit. This Declaration, as amended and supplemented from time to time, may establish certain parking spaces and storage areas as Limited Common Elements.

Section 1.13 "Member" shall mean and refer to a Person or entity entitled to membership in the Association, as provided herein.

Section 1.14 "Mortgage" shall mean and refer to a mortgage, a deed of trust, a deed to secure debt, or any other form of security deed.

Section 1.15 "Mortgagee" shall mean and refer to a beneficiary or holder of a Mortgage.

Section 1.16 "Mortgagor" shall mean and refer to anyone who gives a Mortgage.

Section 1.17 "Owner" shall mean and refer to the Person or entity, including Declarant, who holds the record title to any Unit which is part of the Property, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Unit is sold under a recorded contract of sale and the contract specifically so provides, then the purchaser (rather than the fee owner) will be the Owner. Wherever an Owner has responsibility hereunder, any tenant, guest, invitee or occupant of a Unit shall be obligated to comply with all rules and requirements of Owners, and each Owner shall be responsible for the behavior of such Persons.

Section 1.18 "Parking Spaces" means those parking spaces within the Project that have been assigned or designated as Limited Common Elements for an individual Unit, as set forth on any deed for such Unit or otherwise.

Section 1.19 "Person" means a natural person, a corporation, a partnership, a trustee, or other legal entity.

Section 1.20 "Plat" means, collectively, the plats of the Units attached hereto as Exhibit D and incorporated herein by this reference, and any future Plat establishing Units on the Property and submitted by Supplemental Declaration. If any portion of a Plat designates an area for future development or substantially similar designation, such areas shall not be deemed as Common Areas and may be designated on a Supplemental Declaration as Units.

Section 1.21 "Property" shall mean and refer to the real property described in Exhibit A attached hereto, together with such additional property as is hereafter subjected to this Declaration by Supplemental Declaration.

Section 1.22 "Special Assessment" shall mean and refer to Assessments levied in accordance with Section 10.3 of Article 10 of this Declaration.

Section 1.23 "Special Declarant Rights" shall mean and include those rights reserved for the benefit of Declarant, as set forth in Article 16.

Section 1.24 "Special Declarant Rights Period" refers to the period of Declarant control of the Association. The Special Declarant Rights Period shall commence on execution of this Declaration and shall run until the earlier of (a) the date that is three (3) calendar years after closing of a sale of the last Unit within the Project, or (b) the date that Declarant relinquishes control by recorded instrument. Notwithstanding that Declarant may not own any Unit or any of the Property, each Owner by acceptance of a deed for its Unit acknowledges that the Project will require ongoing management and implementation by Declarant, and that Declarant has sufficient interests in the Project to justify such continued control.

Section 1.25 "Storage Spaces" means those storage spaces within the Project that have been assigned or designated as Limited Common Elements for an individual Unit, as set forth on any deed for such Unit or otherwise.

Section 1.26 "Supplemental Declaration" shall mean an amendment or supplement to this Declaration that subjects additional property to this Declaration, imposes, expressly or by reference, additional restrictions and obligations on the land described therein, or both, or that subjects a portion of the Property to the Act for the purpose creating additional Units.

Section 1.27 "Unit" shall mean a portion of the Property (as shown on the Plat), intended for any type of independent ownership, for use and occupancy as a residence by a single family, and not owned in common with the Owners of the other Units, together with any Limited Common Element of such Unit. All Units shall be shown and identified as numbered units upon the Plat. Unless expressly provided otherwise in this Declaration, the boundaries of units shall be as set forth in T.C.A. § 66-27-302 as of the date hereof and are generally composed of the interior space bounded by the upper surface of unfinished flooring, the lower surface of the ceiling and interior face of exterior walls, windows and doors.

ARTICLE 2: PROPERTY RIGHTS

Section 2.1 Common Elements.

(a) Each Owner shall own an undivided share in the Common Elements and each Owner shall be liable for payment of a percentage of Common Expenses as set forth on Exhibit E attached hereto and incorporated herein by this reference. The percentages set forth in Exhibit E reflect the relative square footage of Units established by this Declaration.

(b) Notwithstanding the foregoing, Declarant may convey one or more Parking Spaces or Storage Spaces to Owners with the conveyance of the Unit, which Parking Spaces or Storage Spaces shall be deemed Limited Common Elements for such Unit, and which shall be designated on the deed of conveyance. Parking Spaces and Storage Spaces conveyed as Limited Common Elements shall be reserved to the use of such Owner, but the maintenance of such Parking Spaces shall be accomplished in common with the remainder of the parking areas, driveways, and building, and such maintenance shall be a Common Expense.

(c) Further, and notwithstanding the provisions of Section 2.1(a), certain areas adjacent to and outside designated ground floor Units may be designated on the Plat as Limited Common Elements for particular Units. These areas shall be Limited Common Elements of the adjacent Units, but the landscaping and lawn maintenance will be accomplished as Common Expenses without separate charge to such Owners.

(d) Any conveyance of an individual Unit shall be deemed to also convey the undivided interest of the Unit Owner in the Common Elements and the Limited Common

Elements appertaining to such Unit, even if such conveyance does not specifically refer to such individual interest.

(e) Every Owner shall have a right and easement of enjoyment in and to the Common Elements appurtenant to the title to such Owner's Unit, subject to any restrictions or limitations contained in this Declaration. Any Owner may delegate his or her right of enjoyment to the members of his or her family, permitted tenants, and social invitees subject to reasonable regulation by the Board and in accordance with procedures the Board may adopt from time to time. An Owner who leases his or her Unit shall be deemed to have delegated all such rights to the Unit's lessee.

Section 2.2 Amendment by Declarant. Declarant reserves the right to amend this Declaration unilaterally at any time, without prior notice and without the consent of any Person, for the purpose of removing certain portions of the Property then owned by Declarant or its affiliates or the Association from the provisions of this Declaration to the extent originally included in error or as a result of any changes whatsoever in the plans for the Property desired to be effected by Declarant, provided such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for the Property.

ARTICLE 3: MEMBERSHIP AND VOTING RIGHTS

Section 3.1 Membership. Every Owner, as defined in Article 1, shall be deemed to have a membership in the Association.

(a) No Owner, whether one (1) or more Persons, shall have more than one (1) membership vote per Unit owned. In the event the Owner of a Unit is more than one (1) Person, votes and rights of use and enjoyment shall be as provided herein. A Member or the Member's spouse, subject to the provisions of this Declaration and the Bylaws may exercise the rights and privileges of membership. The membership rights of a Unit owned by a corporation or partnership shall be exercised by the individual designated by the Owner in a written instrument provided to the Secretary, subject to the provisions of this Declaration and the Bylaws. In any situation in which more than one (1) Person holds the interest in a Unit required for membership, the vote for such Unit shall be exercised as those Persons determine among themselves and advise the Secretary of the Association in writing prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended if more than one (1) Person seeks to exercise it.

(b) Notwithstanding the foregoing, Declarant may at any time assign, pledge, hypothecate or alienate its membership, but any transfer by Declarant of title to a Unit shall automatically transfer the membership in the Association appurtenant thereto, free and clear from such assignment.

Section 3.2 Voting. Initially, the Association shall have one class of voting membership, composed of all Owners, including Declarant. The Bylaws may set forth additional classifications of membership from time to time.

ARTICLE 4: MAINTENANCE

Section 4.1 Association's Responsibility. The Association shall maintain and keep in good repair the Common Areas, such maintenance to be funded as hereinafter provided, subject to any insurance then in effect. This maintenance shall include, but need not be limited to, maintenance, repair, and replacement of all landscaping and other flora, structures, and improvements upon the Common Areas, as set forth more fully in Article 9. Maintenance may also include such portions of any additional

property as may be dictated by this Declaration, or by a contract or agreement for maintenance thereof by the Association.

Except as otherwise specifically provided herein, all costs associated with the maintenance, repair and replacement of Common Areas shall be a Common Expense to be allocated among all Units as part of the Base Assessment in accordance with Declaration.

Section 4.2 Certain Areas. As set forth in Section 2.1(c), for particular Units, areas located adjacent to certain Units and consisting of lawn or landscaped areas may be designated as Limited Common Elements for such Units. Such areas are to be maintained by the Association without additional charge to such Unit Owners. The Association shall at all times, in addition to any other authority to govern design and external appearance, have the authority to regulate the color and appearance of any furniture, grills, recreational equipment, storage unit, or other equipment or fixtures located within such areas, in the Association's complete and sole discretion. This provision is provided to ensure that the appearance of such areas benefits the entirety of the Property.

Section 4.3 ment or fixtures located within such areas, in the Association's complete and sole discretion. This provision is provided to ensure that the appearance of such areas benefits the entirety of the Property.

ARTICLE 5: INSURANCE AND CASUALTY LOSSES

Section 5.1 Insurance. The Association or its duly authorized agent, shall have the authority to and shall obtain insurance for all insurable improvements on the Common Area and the Units, excluding personal property contents of the Units against loss or damage by fire or other hazards, including extended coverage, vandalism, and malicious mischief. This insurance shall be in an amount sufficient to cover full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard.

The Board shall also obtain a public liability policy covering the Common Area, the Association and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents. The public liability policy shall have at least a One Million ($1,000,000.00) Dollar single person limit as respects bodily injury and property damage, a One Million ($1,000,000.00) Dollar limit per occurrence, if reasonably available, and a Five Hundred Thousand ($500,000.00) Dollar minimum property damage limit.

The Board shall also maintain fire and casualty insurance on the improvements on the Common Elements, and on any fixtures within the Units. Each Owner of a Unit shall maintain his or her own liability insurance and shall maintain fire and casualty insurance on the unaffixed equipment, personal property, and other contents of his or her Unit and improvements to such Owner's Unit, in each case with the Association named as an additional insured.

Premiums for all insurance maintained by the Association shall be Common Expenses of the Association and shall be included in the Base Assessment, as defined in Article 1 and as more particularly described in Section 10.1 of Article 10. The policy may contain a reasonable deductible, and, in the case of casualty insurance, the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost. The deductible shall be paid by the party who would be liable for the loss of repair in the absence of insurance and in the event of multiple parties shall be allocated in relation to the amount each party's loss bears to the total.

Certificates for all insurance coverage obtained by the Members shall be issued to the Association and, upon written request, to any Unit Owner or Mortgagee. Such insurance coverage obtained by the Members shall be written in the name of the Association as Trustee for the respective benefited parties, as further identified in (b) below. The provisions hereinafter set forth shall govern such insurance.

(a) All policies shall be written with a company licensed do business in Tennessee which holds a Best's rating of BBB+ or better and is assigned a financial size category of XI or larger as established by A. M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating.

(b) All policies shall be for the benefit of the Association and its Members and their Mortgagees, as their interests may appear.

(c) Exclusive authority to adjust losses under policies obtained by the Association on the Property shall be vested in the Association's Members provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

(d) In no event shall the insurance coverage obtained and maintained by the Association's Members hereunder be brought into contribution with insurance purchased by individual Owners, occupants, or their Mortgagees.

(e) All casualty insurance policies shall have an inflation guard endorsement, if reasonably available, and an agreed amount endorsement with an annual review by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the Davidson County, Tennessee, area.

(f) The Association shall be required to secure insurance policies which provide that:

(i) Each Unit Owner is an insured Person under the policy with respect to liability arising out of his interest in the Common Elements or membership in the Association;

(ii) The insurer waives the right to subrogation under the policy against any Unit Owner, lessee, or member of the Owner's or lessee's household, unless it can be shown that the act with intent to cause the loss of such Unit Owner, lessee, or member of the Owner's or lessee's household was the cause of the loss;

(iii) No act or omission by any Unit Owner, unless acting in the capacity of a governing Member of the Association, will void the policy or be a condition to recovery under the policy; and

(iv) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.

(g) Certificates of such insurance coverage must be issued to each Unit Owner and Mortgagee upon request with standard mortgagee clause.

(h) Each policy must provide for recognition of any insurance trust agreement of the Owners.

In addition to the other insurance required by this Section, the Board shall obtain, as a Common Expense, worker's compensation insurance, if and to the extent required by law, directors' and officers' liability coverage, if reasonably available, a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Association's funds, if reasonably available and flood insurance, if required. The amount of fidelity coverage shall be determined in the directors' best business judgment but, if reasonably available, may not be less than three (3) months' Assessments on all Units, plus reserves on hand. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and shall require at least thirty (30) days' prior written notice to the Association of any cancellation, substantial modification, or non-renewal.

Section 5.2 Damage and Destruction.

(a) Immediately after damage or destruction by fire or other casualty to all or any part of the Property covered by insurance written in the name of the Association, the Members or its duly authorized agent shall proceed with filing and adjusting all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Property. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Property to substantially the same condition in which they existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

(b) Any damage or destruction to the Common Area shall be repaired or reconstructed unless the Members representing at least eighty (80%) percent of the total vote of the Association shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to Common Area shall be repaired or reconstructed.

(c) In the event that it should be determined in the manner described above that the damage or destruction to the Common Area shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portions of the Property shall be restored to their natural state and maintained by the Association in a neat and attractive condition consistent with the Community Wide Standard.

(d) As to the Unit fire and casualty insurance, but not as to the Common Elements, the insurance proceeds shall be used to repair and restore the damaged Unit unless:

(i) More than eighty percent (80%) of the Units must be reconstructed; and

(ii) At a Special Meeting called in accordance with the Bylaws, at least eighty percent (80%) of the total eligible vote of the Owners (of the affected Units) shall decide within sixty (60) days after the casualty not to repair or reconstruct.

(e) In the event of fire or casualty, if insurance is insufficient to repair or reconstruct a Unit or Units, the Owner or Owners of said Unit or Units shall be responsible for paying any

shortage to repair the construction. The shortage amount shall be allocated by the proportion that the repair cost of each individual Unit bears to the total repair cost.

Section 5.3 Disbursement of Proceeds.

(a) If the damage or destruction for which the proceeds of insurance policies are paid is to be repaired or reconstructed, the proceeds, or such portion hereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as herein provided. Any proceeds remaining after defraying such costs of repair or reconstruction to the Common Area or Units shall be retained by and for the benefit of the Association and placed in a capital improvements account. In the event no repair or reconstruction is made, any proceeds remaining after making such settlement as is necessary and appropriate with the affected Owner or Owners and their Mortgagee(s) as their interests may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of any Mortgagee of a Unit and may be enforced by such Mortgagee.

(b) If it is determined, as provided for in Section 5.2 of this Article, that the damage or destruction to the Common Area for which the proceeds are paid shall not be repaired or reconstructed, such proceeds are to be disbursed in the manner as provided for excess proceeds in Section 5.3(a) hereof.

(c) With regard to insurance proceeds relating to any Additional Maintenance Area, such proceeds are to be used exclusively for the reconstruction and repair of such improvements as are damaged.

Section 5.4 Repair and Reconstruction. If the damage or destruction to the Common Area is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Members shall, without the necessity of a vote of the Members, levy a special Assessment against all Owners on the same basis as provided for Base Assessments. Additional Assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

ARTICLE 6: NO PARTITION, RELOCATION, OR SUBDIVISION

Section 6.1 No Partition of Common Area. Except as is permitted in the Declaration or amendments thereto, there shall be no physical partition of the Common Area or any part thereof, nor shall any Person acquiring any interest in the Property or any part thereof seek any judicial partition unless the Property have been removed from the provisions of this Declaration. This Article shall not be construed to prohibit the Members from acquiring and disposing of tangible personal property nor from acquiring title to real property, which may or may not be subject to this Declaration. Nothing set forth herein shall prevent Declarant from reserving portions of the Property designated on the Plat for future development and the establishment of additional Units.

Section 6.2 No Relocation or Subdivision of Units. There shall be no relocation of boundaries between Units or subdivision of Units by Unit Owners; provided, however, that with the prior written consent of the Board provided in the sole discretion of the Board, an Owner of two contiguous Units may join such Units and alter interior walls; provided, further, however, that, at the expense of such Owner, an amendment to this Declaration shall be filed evidencing the consent of the Board and the Unit Owner, altering the boundaries of such Units with an amended Plat, and further noting that the Unit Owner of such combined Unit shall have two (2) votes and shall pay Assessments for two (2) Units. Once joined, such Units may not be re-established to the original boundaries without Board approval in the sole discretion of the Board.

ARTICLE 7: CONDEMNATION AND EMINENT DOMAIN

Section 7.1 Consequences of a Taking. If a Unit is acquired by any condemnation or eminent domain proceeding, or if part of a Unit is acquired by condemnation or eminent domain leaving the Unit Owner with a remnant which may not practically or lawfully be used for all purposes permitted by the Declaration, the award must compensate the Unit Owner for its Unit and its interest in the Common Elements, whether or not any Common Elements are acquired. Upon acquisition, unless the decree otherwise provides, that Unit's allocated interests are automatically reallocated to the remaining Units in proportion to the respective allocated interests of those Units before the taking, and the Association shall promptly prepare, execute, and record an amendment to the Declaration reflecting the reallocations. Any remnant of a Unit remaining after part of a Unit is taken under this Section is thereafter a Common Element.

Section 7.2 Compensation to Unit Owners. Except as provided in Section 7.1, if part of a Unit is acquired by any condemnation or eminent domain proceeding, the award must compensate the Unit Owner for the reduction in value of the Unit and its interest in the Common Elements, whether or not any Common Elements are acquired.

Section 7.3 Compensation to Association. If part of the Common Elements is acquired by any condemnation or eminent domain proceeding, the portion of the award attributable to the Common Elements taken must be paid to the Association. Any portion of the award attributable to the acquisition of a Limited Common Element must be equally divided among the Owners of the Units to which that Limited Common Element was allocated at the time of acquisition.

Section 7.4 Notice of a Taking. In the event that any portion of the Property shall be made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, then timely written notice of such condemnation shall be given by the Association to each Owner and First Mortgagee.

ARTICLE 8: ADDITIONAL COMMON AREA

Section 8.1 Acquisition of Additional Common Area. The Association may acquire additional real estate, improved or unimproved which upon acquisition shall constitute Common Area and thereafter be maintained by the Association at its expense for the benefit of all its Members.

ARTICLE 9: RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

In addition to the powers delegated to it by the Charter and Bylaws, the Association shall have the obligation to perform each of the following duties:

Section 9.1 Common Area. The Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Area, together with all easements for operation and maintenance purposes and for the benefit of the Association or its Members over and within the Common Area and all improvements thereon (including, without limitation, furnishings and equipment related thereto and common landscaped areas), the Association shall maintain lien-free title to the Common Area excepting only the lien of current taxes not yet due and payable. The Common Area is designated on the Plat.

Section 9.2 Intentionally deleted.

Section 9.3 Water and Other Utilities in Common Area. To acquire, provide, and/or pay for, water, sewerage, garbage disposal, electrical, telephone, gas and other necessary utility services for the Common Area.

Section 9.4 Taxes and Assessments. To pay all real and personal property taxes and Assessments separately levied upon or assessed against the Association and/or on the property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association; provided that they are paid or a bond in an amount at least equal to such taxes and Assessments is posted prior to the sale or other disposition of any property to satisfy the payment of such taxes or Assessments.

Section 9.5 Insurance. To obtain from reputable insurance companies qualified to do business in the State of Tennessee and maintain in force at all times such insurance as is required by this Declaration.

Section 9.6 Conveyance or Encumbrance of Common Elements. To convey or place a lien on Common Elements for the purpose of borrowing money for capital improvements or any other reason that the Association deems necessary, so long as Persons entitled to cast at least eighty percent (80%) of the Association's votes agree to it. Such an agreement to convey Common Elements or subject them to a security interest must be evidenced by the execution of an agreement in the same manner as a deed by the requisite number of Unit Owners.

Section 9.7 Personal Property and Real Property for Common Use. The Association, through action of its Members, may acquire, hold, and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests within the Property conveyed to it by Declarant.

Section 9.8 Termination of Contracts or Leases. The Association may terminate contracts and leases (a) between Declarant and the Association that are executed before the Board of Directors elected by the Unit Owners takes office, unless the Declarant exercises a Development Right, or (b) any other contract or lease if it was not disclosed prior to the conveyance of the first Unit and the contract is unconscionable.

Section 9.9 Rules and Regulations. The Association, through its Members, may make and enforce reasonable rules and regulations governing the use of the Property, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions may include reasonable monetary fines and suspension of the right to vote and the right to use the recreational facilities. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided by the Bylaws of the Association. The Association, acting through the Board by contract or other agreement, shall have the right to enforce city and/or county ordinances or permit the City of Nashville and/or Davidson County, Tennessee, to enforce ordinances on the Property for the benefit of the Association and its Members.

Section 9.10 Implied Rights. The Association may exercise any other right, or privilege given to it expressly by this Declaration or the Bylaws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

Section 9.11 Traffic and Parking Control. The Board may make rules and regulations concerning driving and parking within the Property, subject to applicable governmental requirements and restrictions. The Association may construct traffic calming devices and post speed limits or other traffic signs and take other measures deemed necessary to discourage excessive speed and to promote a safe

environment. The Association may enforce reserved Parking Spaces or the use of Parking Spaces that are Limited Common Elements of Units. The Association may enforce such rules and regulations with penalties, fines or towing, and shall have all remedies set forth in this Declaration.

ARTICLE 10: ASSESSMENTS

Section 10.1 Creation of Assessments. There are hereby created Assessments for Common Expenses as may from time to time specifically be authorized by the Members. The Annual Assessment shall be allocated equally among all Units within the Association, including Units owned by Declarant. The Annual Assessments shall be for expenses determined by the Board and this Declaration to be for the benefit of the Association as a whole. Special Assessments may be levied against all Units when all Units are benefited, or against a Unit or Units in particular portions of the Property when, in the opinion of the Board, the Special Assessments benefit less than the Association as a whole. Each Owner, by acceptance of his or her deed, is deemed to covenant and agree to pay these Assessments. All such Assessments, together with interest at the highest allowable under the laws of Tennessee, cost and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Unit against which each Assessment is made.

(a) Each such Assessment, together with interest, cost, and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of such Unit at the time the Assessment arose, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except no first Mortgagee who obtains title to a Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid Assessments which accrued prior to such acquisition of the title. Assessments shall be paid in such manner and on such dates as may be fixed by the Members which may include, without limitation, acceleration of the annual Assessment for delinquents; unless the Board otherwise provides, the Assessments shall be paid in monthly installments.

(b) Base Assessments shall be levied equally on all Units. Special Assessments shall be levied as provided in Section 10.3 below. Each Owner, by acceptance of his or her deed or recorded contract of sale, is deemed to covenant and agree to pay these Assessments.

(c) All Assessments, together with interest at a rate not to exceed ten (10%) percent or the highest rate allowed by Tennessee law as computed from the date the delinquency first occurs, costs, and reasonable attorney's fees, shall be a charge and continuing lien upon the Unit against which each Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of such Unit at the time the Assessment arose, but his or her grantee shall not be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance unless the obligation is expressly assumed by them. No first Mortgagee who obtains title to a Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid Assessments which accrued prior to acquisition of title.

(d) The Association shall, upon demand at any time, furnish to any Owner liable for any type of Assessment a certificate in writing signed by an officer of the Association setting forth whether such Assessment has been paid as to any particular Unit. Such certificate shall be conclusive evidence of payment to the Association of such Assessment therein stated to have been paid. The Association may require the advance payment of a reasonable processing fee for the issuance of such certificate.

(e) Assessments shall be paid in such manner and on such dates as may be fixed by the Directors which may include, without limitation, acceleration of the annual Base Assessment for delinquents, including Owners delinquent in the payment of fines. Unless the Board otherwise provides, the Base Assessment shall be paid in monthly installments.

(f) No Owner may waive or otherwise exempt himself from liability for the Assessments provided for herein, including, by way of illustration and not limitation, by non-use of Common Areas or abandonment of the Unit. The obligation to pay Assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed by reason of any alleged failure of the Association or Board to take some action or perform some function required to be taken or performed by the Association or Board under this Declaration or the Bylaws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority.

(g) The Association is specifically authorized and encouraged to seek public and private funds to help defray, in whole or in part, the expenses for which Assessments would be necessary. To the extent received, such funds shall be used to reduce the Assessments otherwise required by the budget in Section 10.2.

Section 10.2 Computation of Annual Assessment. It shall be the duty of the Board, at least sixty (60) days before the beginning of each fiscal year, to prepare a budget covering the estimated Common Expenses of the Association during the coming year. The budget may include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared. The Base Assessment to be levied for the coming year against each Unit subject to Assessment under Section 10.7 below shall be computed by dividing the budgeted Common Expenses by the total number of Units subject to Assessment as of sixty (60) days before the end of the current fiscal year. The Board shall cause a copy of the Common Expense budget and notice of the amount of Base Assessment to be levied against each Unit for the following year to be delivered to each Owner at least thirty (30) days prior to the beginning of the fiscal year. Such budget and Assessment shall become effective unless disapproved at a meeting of the Members by the vote of Members representing at least a majority of both classes of the total Association membership. There shall be no obligation to call a meeting for the purpose of considering the budget except on petition of the Members as provided for special meetings in Article II, Section 4, of the Bylaws.

Notwithstanding the foregoing, however, in the event the proposed budget is disapproved or the Board fails for any reason so to determine the budget for any year, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the immediately preceding year shall continue for the current year.

Section 10.3 Special Assessments.

(a) In addition to the Assessments authorized in Section 10.1 of this Article, the Association may levy a Special Assessment or Special Assessments from time to time; provided, the written consent of the Declarant is obtained, so long as the Special Declarant Rights Period exists. Special Assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved, if the Board so determines.

(b) The Board may also levy a Special Assessment against any Member, without the necessity of a vote of the Members, to reimburse the Association, for costs incurred in bringing a Member and his Unit into compliance with the provisions of this Declaration, any amendments thereto, the Articles of Organization, the Bylaws, and the Association rules, which Special Assessment may be levied upon the vote of the Board after notice to the Member and an opportunity for a hearing.

Section 10.4 Lien for Assessments.

(a) Upon recording of a notice of lien on any Unit, there shall exist a perfected lien for unpaid Assessments prior and superior to all other liens except (1) liens and encumbrances recorded before the recordation of the Declaration, (2) a first Mortgage or deed of trust on the Unit recorded before the date on which the Assessment sought the be enforced became delinquent, and (3) liens for real estate taxes and other governmental assessments or charges against the Unit. Such lien for Assessments primes the lien of any Mortgagee for up to six (6) months worth of Assessments.

(b) Such lien has priority that dates back to when the Assessment was due.

(c) Such lien, when delinquent, may be foreclosed by power of sale in the same fashion as a Mortgage.

(d) The Association, acting on behalf of the Owners, shall have the power to bid for the Unit at foreclosure sale and to acquire and hold, lease, Mortgage, and convey the same. During the period in which a Unit is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no Assessment shall be assessed or levied on it; and (c) each other Unit shall be charged, in addition to its usual Assessment, its equal pro rata share of the Assessment that would have been charged such Unit had it not been acquired by the Association as a result of foreclosure. Suit to recover a money judgment for unpaid Common Expenses and attorney's fees shall be maintainable without foreclosing or waiving the lien securing the same.

Section 10.5 Capital-Budget and Contribution. The Board may annually prepare a capital budget to take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board may set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital and reserve needs of the Association, as shown on the capital budget, with respect both to amount and timing by annual Assessments over the period of the budget. The capital contribution required, if any, shall be fixed by the Board and included within and distributed with the budget and Assessment, as provided in Section 10.2 of this Article.

Section 10.6 Date of Commencement of Annual Assessments. The Assessments provided for herein shall commence as to all Units upon conveyance of the first Unit to a Person other than a builder or developer holding title solely for purposes of development and/or resale. Assessments shall be due and payable in a manner and on a schedule as the Members may provide. The first annual Assessments shall be adjudged according to the number of days remaining in the fiscal year at the time Assessments commence on the Unit.

Section 10.7 Subordination of the Lien to First Mortgages. The lien of Assessments, including interest, late charges (subject to the limitations of Tennessee law), and costs (including attorney's fees) provided for herein, shall be subordinate to the lien of any first Mortgage upon any Unit. The sale or transfer of any Unit shall not affect the Assessment lien. However, the sale or transfer of any Unit

pursuant to judicial or non-judicial foreclosure of a first Mortgage shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Unit from lien rights for any Assessments thereafter becoming due. Where the Mortgagee holding a first Mortgage of record or other purchaser of a Unit obtains title pursuant to remedies under the Mortgage, its successors and assigns shall not be liable for the share of the Common Expenses or Assessments by the Association chargeable to such Unit which became due prior to the acquisition of title to such Unit by such acquirer. Such unpaid share of Common Expenses or Assessments shall be deemed to be Common Expenses collectible from Owners of all the Units, including such acquirer, its successors and assigns.

Section 10.8 Capitalization of Association. Upon acquisition of record title to a Unit by the first purchaser thereof other than Declarant, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount as determined by the Board, but not less than three months of the Base Assessment. This amount may be referred to as a Start-Up Assessment. This amount shall be deposited into the purchase and sales escrow and disbursed therefrom to the Association for use to cover operating expenses and other expenses incurred by the Association pursuant to the terms of this Declaration and the Bylaws. Thereafter, the Management Agent, as employed by the Board, shall be permitted to charge a reasonable transfer fee upon acquisition of record title as to each succeeding Unit purchaser.

ARTICLE 11: ARCHITECTURAL STANDARDS

This Article may not be amended without Declarant's written consent so long as Declarant owns any land subject to this Declaration or subject to annexation to this Declaration.

No Unit that shares a horizontal boundary with another Unit shall be conveyed to a purchaser until all structural components and mechanical systems integral to that Unit are completed.

Section 11.1 Enforcement In General.

(a) Enforcement of the standards as specified in this Declaration may be by any proceedings at law or in equity against any Person or Persons violating or attempting or threatening to violate a covenant or restriction, and may be either to restrain a violation or to recover damages. Owners shall have a right of action against the Association for failure to comply with the Declaration or the Bylaws. Failure by Declarant, Association or any Owner to enforce any restriction herein contained shall in no event be deemed a waiver of the rights to do so thereafter nor constitute an acquiescence in or an estoppel against enforcing any, actual or future, breaches or violations of these covenants and restrictions.

(b) In the event any cost or expenses including attorneys fees, are incurred by Declarant, the Association or any Unit Owner or occupant of a Unit in connection with their action to correct or abate any violation or breach of the provisions hereof, provided reasonable notice to the Owner of the subject Unit or Units to abate said violation or breach has been given, such cost and expenses shall be a lien against the Owner of the Unit or Units committing such a breach or violation and such charges shall be subject to the provisions for lien rights and collection as specified in Section 11.3 below. No such cost or expenses shall be a lien when the nonexistence of a violation or breach hereof has been established by a court of competent jurisdiction. The court shall determine the method of handling a violation.

Section 11.2 Covenant and Creation of the Lien of Personal Obligation for Court Ordered Violation in Section 11.1. Each Owner of any Unit by acceptance of a deed, whether or not it shall be so

expressed in such deed of conveyance, shall be deemed to covenant and agree to pay any court ordered violation costs and other costs or expenses incurred in Section 11.1, together with such interest thereon and costs of collection thereof, including attorneys fees, as provided herein, and same shall be a charge on the land and shall be a continuing lien upon the Unit against which each such obligation is made. It shall also be the personal obligation of each Person who was an Owner of such property at the time of the violation.

Section 11.3 Assignment. The rights and powers retained by Declarant shall be freely assignable and shall inure to the benefit of its successors and assigns.

ARTICLE 12: USE RESTRICTIONS

The Property shall be used only for residential, recreational, and related purposes (which may include, without limitation, offices for any property manager retained by the Association or business or sales offices for Declarant or the Association) as may more particularly be set forth in this Declaration or amendments hereto.

The Association, acting through its Members, shall have authority to make and to enforce standards and restrictions governing the use of the Property.

Section 12.1 Restrictions. In addition to all other covenants contained herein, the use of the Property is subject to the following:

(a) Residential Use. Except as otherwise provided in this Declaration, each Unit shall be used as a residence and for no other purposes, and there shall not be within any Unit more than one single-family except as otherwise provided in this Declaration. The Common Area shall be used for recreational, social, and other purposes directly related to the single-family use of the Units authorized hereunder.

(b) Maintenance of Interior. Each Owner shall be responsible for the maintenance of, and shall maintain, the interior of his or her Unit, including interior walls, windows, glass, ceilings, doors (interior and exterior entry), and permanent fixtures and appurtenances thereto, patios and porches and other easement areas appurtenant to such Unit, and such other portions of the Unit for which care and maintenance is his or her responsibility, in a clean, sanitary, and attractive condition, reserving to each Owner, however, complete discretion as to choice of furniture, furnishings, and decorating on the interior of the Unit.

(c) Exterior Furnishings. Outdoor areas of a Unit, including porches and balconies, are to be maintained and furnished to a level consistent with the Community Wide Standard, avoiding garish or flashy colors, materials, decorations or reflective surfaces.

(d) Association to Landscape Common Area. The Association shall have the right and the obligation at any time to plant, replace, maintain, and cultivate shrubs, trees, grass, plantings, and other landscaping upon the Common Area. The Owners must obtain prior written approval from Declarant or its assigns before modifying any plantings or landscaping improvements.

(e) Signs. No sign, banner or flag of any kind shall be erected and displayed to the public view on any Unit or portion of the Common Area, except for (1) directional or standard "For Sale" sign, established or approved by Declarant or the Association, and (2) signs used by

Declarant, or by its successors or assigns, to advertise the Property, provided such signs are located on the Common Area or on Units owned by Declarant or its assigns.

(f) Parking. The Board may impose rules and regulations not inconsistent with this Declaration with respect to the maintenance and use of Parking Spaces provided on the Common Area and the uses, operating and control of motor vehicles thereon.

(g) Occupants Bound. All provisions of the Declaration, Bylaws and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants, guests and invitees of any Unit.

(h) Animals and Pets. No animals, reptiles, rodents, livestock, birds or poultry of any kind shall be raised, bred, or kept in or on any portion of the Common Area except that dogs and cats or other household pets approved by the Association may be kept in the Unit. Pets may not be kept on porches, balconies or patios. Dogs, cats, or other usual and common household pets not to exceed a total of two (2) may be permitted in a Unit. Pets are not permitted to roam free, and in the sole discretion of the Association, animals that endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any portion of the Property shall be removed upon request of the Board; if the Owner fails to honor such request, the pet may be removed by the Board and turned over to the appropriate agency for keeping or disposal. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs shall at all times whenever they are outside a Unit be confined on a leash held by and under the physical control of a responsible person. Each occupant, guest or invitee of any Unit shall clean up waste from a pet, and the Association may impose fines in the event of a failure to do so. No dog runs are allowed. Without limiting the foregoing, the Association may impose regulations on the size and type of pets to be maintained within Units. Each Owner and tenant of a Unit who keeps or maintains any animal within the Property shall be deemed to have agreed to indemnify and does hold Declarant, the Association, and their directors, officers, and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such animal within the Project.

(i) Nuisance. No portion of the Property shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the Property that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Property. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy an Owners enjoyment of his or her respective Unit.

(j) Unsightly or Unkempt Conditions. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his or her Unit. The pursuit of hobbies or other activities, including, specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Property.

(k) Antennas. No exterior antennas, aerials, or other apparatus for the transmission of television, radio, or other signals of any kind shall be placed, allowed, or maintained upon any portion of a Common Area or Limited Common Elements. No satellite dishes may be installed upon open space, Limited Common Element or Common Areas. Declarant and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna or cable system for the benefit of all the Units. Any approved satellite dishes shall be installed on the roof area as designated by Declarant or the Board.

(l) Basketball Equipment, Clotheslines, Garbage Cans, Tanks, etc. No basketball equipment, clothes lines, above-ground tanks, and other similar items shall be placed, allowed or maintained upon any portion of the Common Area, including any Unit. All garbage cans shall be located or screened so as to be concealed from view of neighboring Units, streets and property located adjacent to the Unit, except that garbage cans may be placed at curbside on days designated for trash pick-up for that particular Unit. All rubbish, trash, and garbage shall be regularly removed from the Property and shall not be allowed to accumulate thereon.

(m) Temporary Structures and Detached Storage Buildings. No structure of a temporary character, or other out-buildings including storage buildings shall be placed or used on or about the Common Area and Limited Common Area.

(n) Guns. The discharge of firearms within the Property is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types.

(o) Tents, Trailers and Temporary Structures. Except as may be permitted by Declarant during initial construction within the Property, no tent, utility, shed, shack, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Property.

(p) Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Person other than Declarant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Septic systems are prohibited on the Property.

(q) Tree/Shrubbery Removal. Except as may be permitted by the Board during initial construction within the Property, no trees or shrubbery shall be removed, except for diseased or dead trees or shrubbery.

(r) Sight Distance at Intersections. All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

(s) Lighting. Except for seasonal holiday decorative lights, which may be displayed between December 1 and January 10 only, all exterior lights must be approved in accordance with Article 11 of this Declaration. Maintenance of attached porch lights shall be the responsibility of the Owner. Nothing in this subsection shall be deemed to prevent the Association from establishing rules and limits on holiday or other lighting.

(t) Artificial Vegetation, Exterior Sculpture and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of any Unit. Exterior sculpture, fountains, flagpoles, flags, and similar items must be approved in accordance with Article 11 of this Declaration.

(u) Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the appropriate committee pursuant to Article 11 hereof.

(v) Dumpster. If trash pickup is served by a common disposal point or dumpster, Owners shall be responsible for complying with any Association direction regarding such areas and their use. Each Owner shall deposit all garbage inside such containers, close all doors or lids and take no measures that detract from such areas being maintained in a neat, sightly and clean condition.

(w) Leasing of Units.

(i) Units shall not be leased, in whole or in part, for a period of less than thirty (30) days, whether such be characterized as a lease, occupancy agreement, contract, license or other agreement of occupancy.

(ii) No Owner may permit their Unit to be occupied, in whole or in part, for any period of time (however documented or described, a "Lease") in excess of thirty (30) days unless:

(1) The Owner shall have made written request to the Association for consent to such Lease, together with a legible copy of the proposed Lease;

(2) The Lease shall be in written form, for a period of not less than twelve (12) months, and, among other things, shall evidence both the Owner and tenant's obligation to abide by the Declaration and all other rules and regulations applicable to Owners within the Project;

(3) The Association shall have agreed in writing to such Lease in the Association's sole discretion. Without limiting the foregoing, the Association shall not normally approve any such Lease in the absence of good cause shown, which might arise from circumstances relating to a divorce, a transfer without the ability of the Owner to sell their Residential Unit, or military service.

(x) Parks. Any park, tot lot or other areas or equipment furnished by the Association or erected within the Common Area, if any, shall be used at the risk of the user, and the Association shall not be held liable to any Person for any claim, damage, or injury occurring thereon or related to use thereof.

(y) Fences, Exterior Structures. No fences, ornamental screens, awnings, screen doors, sunshades, walls, or hedges shall be erected or permitted upon the Common Area except such as are installed in accordance with the initial construction of the improvements or approved by the Association. The prohibitions set forth herein shall not apply to Declarant or its assigns.

(z) Business Use. No trade or business may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (b) the business activity conforms to all zoning requirements for the Property; (c) the business activity does not involve persons coming onto the Property who do not reside in the Property or door-to-door solicitation of residents of the

Property; and (d) the business activity is consistent with the residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Property, as may be determined in the sole discretion of the Board.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to Persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor.

(aa) Playground Equipment. No playground equipment, including but not limited to, swing sets, slides, seesaws, playhouses, and/or climbing apparatuses, shall be allowed upon the Common Area except those (if any) installed by Declarant or its assigns to be used by all the residents, if any.

(bb) Taxes and Utilities. Each Owner shall pay any real and personal property taxes or charges assessed against his/her respective Unit and the utility charges for said Unit.

(cc) Yard Sales. Yard sales shall not be permitted, either within a Unit or upon any portion of the Common Area, without prior written notice to the other Owner not holding the yard sale.

Section 12.2 Additional Restrictions. The Board shall be entitled to invoke additional rules and regulations from time to time for the operation, use, and maintenance of the Property, including the Units and Common Area, provided such rules and regulations are not inconsistent with this Declaration.

ARTICLE 13: GENERAL PROVISIONS

Section 13.1 Term. The covenants and restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any Property subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then Owners, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated as specified therein.

Section 13.2 Amendment. During the Special Declarant Rights Period, Declarant may unilaterally amend this Declaration. Thereafter and otherwise, this Declaration may be amended only by the affirmative vote (in Person or by alternate) or written consent, or any combination thereof, of Members representing sixty-seven percent(67%) of the total votes of the Association, and the written approval of the Declarant so long as the Special Declarant Rights Period exists. Any amendment to be effective must be recorded in the public records of Davidson County, Tennessee.

(a) If an Owner consents to any amendment to this Declaration or the Bylaws, it will be conclusively presumed that such Owner has the authority so to consent and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment.

(b) No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege.

Section 13.3 Indemnification. The Association shall indemnify every officer, director, and committee member against any and all expenses, including counsel fees, reasonably incurred by or imposed upon such officer, director, or committee member in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Directors) to which he or she may be a party by reason of being or having been an officer, director, or committee member. In the performance of their duties, the officers, directors, and committee members are required to exercise:

(a) If appointed by Declarant, the care required of fiduciaries of the Unit Owners; or

(b) If elected by the Unit Owners, ordinary and reasonable care.

The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Directors of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, or committee member, or former officer, director, or committee member may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

Section 13.4 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 13.5 Right of Entry. The Association shall have the right, but not the obligation, to enter into any Unit for emergency, security, and safety, which right may be exercised by the Association's Members, officers, agents, employees, managers, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after twenty-four (24) hours notice to the Owner. This right of entry shall include the right of the Association to enter a Unit to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition upon request by the Board.

(a) In the event that an Owner fails to comply with the provisions of this Article or any other provisions of this Declaration, the Board shall notify such Owner in writing of such lack of compliance, which notice shall specify the nature of such lack of compliance. If, within five (5) days following receipt of such notice, such Owner (1) fails to remedy such lack of compliance and (2) fails to deliver written notice to the Board requesting a hearing before the Board with regard to the matters of non-compliance set forth in such notice, the Association may enter upon such Owner's Unit for the purpose of remedying the non-compliance set forth in such notice and shall not be liable for trespass in connection with such entry. If the Owner timely requests a hearing before the Board, the Board shall promptly hold a hearing and shall provide the Owner with at least seven (7) days' written notice concerning the date, time, and place thereof. The decision of a majority of the members of the Board present at the hearing will be binding upon the Association and the Owner. The cost of remedying an Owner's failure to comply with the provisions of this Article and/or Declaration shall be assessed to the Owner by the Board. Such Assessment shall be due and payable thirty (30) days from the date of the written notice

thereof and shall be collected and enforced in the manner provided in Article 10 of this Declaration.

Section 13.6 Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

Section 13.7 Liability for Judgments and Liens. If a lien other than a Mortgage becomes effective against two or more Units, a Unit Owner may pay his pro rata share of the judgment and is then entitled to a release of the lien against his Unit.

Section 13.8 Litigation by the Association. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of eighty percent(80%) of the Directors. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of Assessments as provided in Article 10 hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section 13.8 shall not be amended unless such amendment is made by Declarant and is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 13.9 Litigation against the Association. Any action alleging a wrong done by the Association must be brought against the Association and not against individual Unit Owner(s).

Section 13.10 Disclosures.

(a) General Information Provided. The Association, upon request from a Unit Owner, a purchaser, or any lender, shall provide to the requesting party, within ten (10) business days following the Association's receipt of such request, information regarding:

(i) The name and principal address of Declarant (during the Special Declarant Rights Period only), the Association, and the Condominium;

(ii) A copy of the recorded Declaration, Bylaws, Charter, and all amendments of and exhibits to each of the foregoing;

(iii) A copy of the Association's current rules and regulations;

(iv) The most recent balance sheet, income statement, and approved budget for the Association;

(v) Minutes of all meetings of the Members of the Association for the twenty-four (24) month period ending on the date of the request;

(vi) The current monthly Assessment and any Special Assessment applicable to the Unit in question, and the amount of any delinquencies in any Assessments applicable to such Unit;

(vii) Any fees or Assessments due as a result of the transfer of the applicable Unit;

(viii) The amount and nature of any additional fees currently imposed for use by Members of the Common Elements or other amenities;

(ix) A statement of the insurance coverage;

(x) A statement of any unsatisfied judgments and a description of any pending suits filed against the Association;

(xi) A description of any pending suits filed by the Association other than for the collection of delinquent Assessments;

(xii) The total amount of current monthly, annual, or Special Assessments for all Units in the Condominium that are more than sixty (60) days past due, as of the most recent report available, but in no extent more than ninety (90) days prior to the date of the request; and

(xiii) Whether the Board of Directors is still under the Special Declarant Rights Period, and if so, when that period of control ends.

Declarant may be held liable for any false or misleading information required to be submitted, if it had or should have had knowledge of the matter.

(b) Responsibility to Provide General Information. If construction of the Project is not complete at the time a buyer enters into a contract to purchase a Unit, the information provided in Section 13.12(a), to the extent applicable and available, must be supplied to the buyer at least ten (10) business days prior to closing. If Declarant does not provide the required information, the buyer can rescind its contract or delay closing until the information is supplied. This information may be requested and provided via e-mail.

(c) Specific Information Provided. Each Owner acknowledges the following:

(i) The Project is located adjacent to thoroughfares that may be affected by traffic and noise from time to time and may be improved and/or widened in the future.

(ii) The views from an Owner's Unit may change over time due to, among other circumstances, additional development and the removal or addition of landscaping.

(iii) No representations are made regarding the zoning of adjacent property, or that the category to which adjacent property is zoned may not change in the future.

(iv) No representations are made regarding the schools that currently or may in the future serve the Unit.

(v) Since in every neighborhood, there are conditions that different people may find objectionable, it is acknowledged that there may be conditions outside of the Property that an Owner may find objectionable and that it shall be the sole responsibility of the Owners to become acquainted with neighborhood conditions that could affect the Unit.

(vi) No representations are made that the Unit is or will be soundproof or that sound may not be transmitted from one Unit to another.

(vii) The Plat and Project floor plans and the dimensions and square footage calculations shown thereon are only approximations. Any Owner who is concerned about any representations regarding the floor plans should do his/her own investigation as to the dimensions, measurements and square footage of his/her Unit.

(viii) All Owners acknowledge and understand that Declarant will be constructing/renovating portions of the Project and engaging in other construction activities related to the construction of Common Elements and improvement of Units. Such construction activities may, from time to time, produce certain conditions on the Project, including, without limitation: (i) noise or sound that is objectionable because of its volume, duration, frequency or shrillness; (ii) smoke; (iii) noxious, toxic, or corrosive fumes or gases; (iv) obnoxious odors; (v) dust, dirt or flying ash; (vi) unusual fire or explosion hazards; (vii) temporary interruption of utilities; and/or (v) other conditions that may threaten the security or safety of Persons on the Project. Notwithstanding the foregoing, all Owners agree that such conditions on the Project resulting from renovation and construction activities shall not be deemed a nuisance and shall not cause Declarant and its agents to be deemed in violation of any provision of the Declaration.

(ix) Concrete and hardwood surfaces within a Unit may transmit noise, and such noise shall not be deemed to constitute a use of Unit that interferes with or causes disruption to the use and quiet enjoyment of another Unit by its respective Owner.

(x) Mold and/or mildew can grow in any portion of the Project that is exposed to elevated levels of moisture. The Association and each Owner agree to: (i) regularly inspect the parts of the Project that they respectively maintain, and which are visible and accessible without having to first conduct invasive testing, for the existence of mold, mildew, and/or water intrusion and/or damage; (ii) upon discovery, immediately repair in a good and workmanlike condition the source of any water intrusion in the parts of the Project that they respectively maintain; (iii) remediate or replace any building material located in the parts of the Project that they respectively maintain that has absorbed water or moisture as a result of water intrusion; and (iv) promptly and regularly remediate all mold and/or mildew discovered in the parts of the Project that they respectively maintain in accordance with current industry-accepted methods. In addition. the Association agrees to notify the Units Owners, and each Owner agrees to notify the Association of the discovery of mold, mildew, and/or water intrusion and/or damage in the parts of the Project that they respectively maintain.

ARTICLE 14: MORTGAGEE PROVISIONS

The following provisions are for the benefit of holders of first Mortgages on Parcels in the Property. The provisions of this Article apply to both this Declaration and to the By-Laws, notwithstanding any other provisions contained therein.

Section 14.1 Notices of Action. An institutional holder, insurer, or guarantor of a first Mortgage who provides written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Parcel number, therefore becoming an "eligible holder"), will be entitled to timely written notice of:

(a) any condemnation loss or any casualty loss which affects a material portion of the Property or which affects any Parcel on which there is a first Mortgage held, insured, or guaranteed by such eligible holder;

(b) any delinquency in the payment of Assessments or charges owed by an Owner of a Parcel subject to the Mortgage of such eligible holder, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a first Mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an Owner of a Parcel of any obligation under the Declaration or By-Laws of the Association which is not cured within sixty (60) days;

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

(d) any proposed action which would require the consent of a specified percentage of eligible holders.

Section 14.2 Special Mortgagee Provisions. Unless the holders of the first Mortgagees on Units having at least sixty-seven percent (67%) of the total Association vote entitled to be cast thereon consent, the Association shall not:

(a) by act or omission seek to abandon or terminate the condominium form of ownership;

(b) except to the extent permitted hereunder, by act or omission seek to abandon, partition, subdivide, encumber, sell, reallocate as a result of a partial condemnation, or transfer all or any portion of the real property comprising the Common Area which the Association owns, directly or indirectly (the granting of easements for public utilities or other similar purposes consistent with the intended use of the Common Area shall not be deemed a transfer within the meaning of this subsection);

(c) change the method of determining the obligations, Assessments, dues, or other charges which may be levied against an Owner of a Parcel (A decision, including contracts, by the Board or provisions of any Declaration subsequently recorded on any portion of the Property shall not be subject to this provision where such decision or subsequent Declaration is otherwise authorized by this Declaration.);

(d) by act or omission change, waive, or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance and maintenance of Parcels and of the Common Elements (The issuance and amendment of architectural standards, procedures, rules and regulations, or use restrictions shall not constitute a change, waiver, or abandonment within the meaning of this provision.);

(e) fail to maintain insurance, as required by this Declaration;

(f) approve any amendment of a provision of the Declaration or the Bylaws provided for the express benefit of a first Mortgagee;

(g) use hazard insurance proceeds for any Common Area losses for other than the repair, replacement, or reconstruction of such property.

First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on casualty insurance policies or secure new casualty insurance coverage upon the lapse of an Association policy, and

first Mortgagees making such payments shall be entitled to immediate reimbursement from the Association.

Section 14.3 No Priority. No provision of this Declaration or the By-Laws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Parcel in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Elements.

Section 14.4 Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Parcel.

Section 14.5 Amendment by Board. Should the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation subsequently delete any of their respective requirements which necessitate the provisions of this Article or make any such requirements less stringent, the Board, without approval of the Owners, may cause an amendment to this Article to be recorded to reflect such changes.

Section 14.6 Applicability of Article XIV. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under this Declaration, By-Laws, or Tennessee law for any of the acts set out in this Article.

Section 14.7 Failure of Mortgagee to Respond. Any Mortgagee who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within sixty (60) days of the date of the Association's request.

ARTICLE 15: DECLARANT'S RIGHTS

Section 15.1 Transfer of Rights. Any or all of the special rights and obligations of Declarant may be transferred to other Persons, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that contained herein, and provided further, no such transfer shall be effective unless it is in a written instrument signed by Declarant and duly recorded in the public records of Davidson County, Tennessee.

Section 15.2 Transfer of Rights by Foreclosure. A lender foreclosing on Units owned by Declarant succeeds to the Development Rights held by Declarant, unless the lender disclaims such rights, either in the Mortgage or by recording an instrument of record within one hundred twenty (120) days following the foreclosure. In the event that the succeeding lender records an instrument stating that it is holding such rights solely for transfer to another, such lender is not subject to any liability or obligation as Declarant.

Section 15.3 Sales and Construction Activities. Notwithstanding any provisions contained in the Declaration to the contrary, so long as construction and initial sale of Units shall continue, including without limitation future buildings within the Project, it shall be expressly permissible for Declarant to maintain and carry on upon portions of the Common Area such facilities and activities as, in the sole opinion of Declarant, may be reasonably required, convenient, or incidental to the construction or sale of such Units, including, but not limited to, business offices, signs, model units, and sales offices, and Declarant shall have an easement for access to such facilities and for such construction activities. The right to maintain and carry on such facilities and activities shall include specifically the right to use Units owned by Declarant as models and sales offices, respectively.

Section 15.4 No Alteration of Declarant's Rights. No amendment to this Declaration shall (i) modify, alter, or delete any provision of this Declaration that benefits Declarant or any rights, privileges, easements, protections, or defenses of Declarant; or (ii) alter the rights of the Owners or the Association in relationship to Declarant, without the written consent of Declarant attached to and recorded with such amendment.

Section 15.5 No Recording of Instruments. So long as Declarant continues to have rights under this paragraph, no Person shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of the Property without Declarant's review and written consent thereto, and any attempted recordation without compliance herewith shall result in such declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument being void and of no force and effect unless subsequently approved by recorded consent signed by Declarant.

Section 15.6 No Amendment. This Article may not be amended without the express written consent of Declarant. The rights contained in this Article shall terminate only upon the recording by Declarant of a written statement that all sales activity has ceased and that Declarant releases such rights by express reference thereto.

ARTICLE 16 : SPECIAL DECLARANT RIGHTS

Section 16.1 General Provisions. Until the expiration of the Special Declarant Rights Period, Declarant will have the following Special Declarant Rights with respect to all of the Property:

(a) Construction and Completion of the Project. The right to construct and complete the Project;

(b) Development Rights. The right to exercise all "development rights" (and so referred to here as "Development Rights") with respect to all of the Property, including without limitation the right or combination of rights hereby reserved by Declarant, as follows:

(i) To add real estate to the Property;

(ii) To create Units, Common Elements, or Limited Common Elements within the Property;

(iii) To allocate Limited Common Elements to specific Units, in accordance with Section 2.1;

(iv) To grant licenses for Persons who are not Unit Owners to use portions of the Common Elements or Limited Common Elements (subject to an obligation to pay an equitable share of the Common Expenses attributable to such licensed Common Elements or Limited Common Elements);

(v) To the extent not otherwise permitted as a right held by Unit Owners, to subdivide Units or convert Units into Common Elements;

(vi) To withdraw real estate from the Property; and

(vii) Any other rights of Declarant provided by the Act, whether denominated as Special Declarant Rights or Development Rights.

Declarant alone is responsible for all expenses related to the Property subject to Development Rights. The exercise of any Development Right requires an amendment to the Declaration and a reallocation of interests in the Common Elements and liability for the Common Expenses.

(c) Sales Activities. Subject to any requirements imposed by the City of Nashville, the right to maintain one sales office, one management office, up to three signs advertising the Project, and up to one model Condominium Unit in the Project. The offices, model Unit and signs will be of sizes and styles determined by Declarant, and may be relocated by Declarant from time to time. At all times, the offices, model Unit and signs will remain the property of Declarant and may be removed from the Property by Declarant at any time during or promptly after the expiration of the Special Declarant Rights Period; and

(d) Association Directors and Officers. The right to appoint any officer or director of the Association, as provided in this Declaration or the Bylaws.

Section 16.2 Order of Exercise of Declarant's Rights. The fact that Declarant may exercise one or more of Declarant's Development Rights or other Special Declarant Rights on one portion of the Property will not operate to require Declarant to exercise a Development Right or other Special Declarant Right with respect to any other portion of the Property.

Section 16.3 Supplemental Provisions Regarding Declarant's Rights. Without limiting the generality of the foregoing, certain of these Special Declarant Rights are explained more fully in this Article 3. Further, Declarant reserves the right to amend this Declaration in connection with the exercise of any Development Rights or any other Special Declarant Rights, and Declarant also reserves the additional rights retained for the benefit of Declarant in this Article and in other provisions of this Declaration.

Section 16.4 Easements for Utilities, etc. There is hereby reserved unto Declarant, so long as Declarant owns any property described on Exhibit A, the Association and the designees of each (which may include, without limitation, The City of Nashville, and/or Davidson County, Tennessee, and any utility), blanket easements upon, across, over, and under all of the Common Area and, to the extent shown on any Plat, over the Units for ingress, egress, installation, replacing, repairing, and maintaining cable television systems, master television antenna systems, security, and similar systems, roads, walkways, bicycle pathways, drainage systems, street lights, signage, and all utilities, including, but not limited to, water, sewers, meter boxes, telephones, gas, and electricity.

(a) Without limiting the generality of the foregoing, there are hereby reserved for the local water supplier easements across all Units and on the Common Area for ingress, egress, installation, reading, replacing, repairing, and maintaining water meter boxes.

(b) Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on the Property, except as may be approved by the Association's Board or as provided by Declarant. Should any entity furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, the Board shall have the right to grant such easement on said Property without conflicting with the terms hereof. The easements provided for in this Article shall in no way adversely affect any other recorded easement on the Property.

The Board shall have, by a two-thirds (2/3) vote, the power to dedicate portions of the Common Area to the City of Nashville and/or Davidson County, Tennessee, or any other local, state, or federal

governmental entity, subject to such approval requirements as may be contained in Section 13.2 of Article 13 of this Declaration.

Section 16.5 Right of Declarant and Association to Own Units and to Use Common Elements. An easement is hereby reserved by Declarant for itself and its successors and assigns and granted to the Association to maintain offices, storage areas, conference areas, and recreational areas for use by the Association within the Common Elements, subject to all rules and regulations established under this Declaration. The Association shall also have the right (but not the obligation) to purchase and own any Condominium Unit for the purpose of maintaining an office for the Association or for any other use which the Association determines is consistent with the operation of the Project. The costs and carrying charges incurred by the Association in purchasing and owning any such Condominium Unit shall be part of the Common Expenses.

Section 16.6 Drainage and Irrigation Easements. Declarant hereby reserves a perpetual easement across the Property for the purpose of irrigation and altering drainage and water flow.

Section 16.7 Nondisturbance of Owners. Any entity using these general easements provided under this Article 16 shall use its best efforts to install and maintain the easements for utilities, drainage, or irrigation ditches without disturbing the uses of the Owners, the Association and Declarant; shall prosecute its installation and maintenance activities as promptly as reasonably possible; and in the case of utility work, shall restore the surface to its original condition as soon as possible after completion of its work. Should any entity furnishing a service covered by these general easements request a specific easement by separate recordable document, either Declarant or the Association shall have, and are hereby given the right and authority to grant such easement upon, across, over, or under any part or all of the Property without conflicting with the terms of this Declaration. This general easement shall in no way affect, avoid, extinguish, or modify any other recorded easement affecting the Property.

Section 16.8 Construction Easement. Declarant hereby reserves an easement for construction purposes over the Common Elements, together with the right to store materials on the Common Elements and to make such other use of the Common Elements as may be reasonably necessary or incident to the construction of Units on the Property. However, no such rights shall be exercised by Declarant in a way which unreasonably interferes with the occupancy, use, enjoyment, or access to the Property by the Owners.

Section 16.9 Maintenance Easement. An easement is hereby reserved to Declarant, and granted to the Association and any member of the Board of Directors or the manager, as is a right to make such use of the Property as may be necessary or appropriate, in order to make emergency repairs or to perform the duties which they are obligated or permitted to perform, including the right to enter upon any Unit for the purpose of performing maintenance of the Common Elements.

Section 16.10 Remodeling Easement. Declarant hereby retains a right and easement in and about the Property for the construction and installation of any duct work, additional plumbing, or other additional services or utilities in the Common Elements in connection with the improvement or alteration of any Condominium Unit, including the right of access to such areas of the Common Elements as is reasonably necessary to accomplish such improvements. In the event of a dispute among Owners with respect to the scope of the easement reserved in this Section, the decision of the Board of Directors shall be final.

Section 16.11 General Reservations. Declarant reserves (a) the right to dedicate any access roads and streets serving the Property for and to public use, to grant road easements with respect thereto and to allow such street or road to be used by owners of adjacent land; and (b) the right to enter into,

establish, execute, amend, and otherwise deal with contracts and agreements for the use, lease, repair, maintenance, or regulation of parking and/or recreational facilities, which may or may not be a part of the Property for the benefit of the Owners, and/or the Association.

Section 16.12 Easements Deemed Created. Any and all conveyances made by Declarant to the Association or any Owner shall be conclusively deemed to incorporate these reservations of rights and easements, whether or not set forth in such grants.

ARTICLE 17: SPECIAL PROVISIONS FOR THE CITY OF NASHVILLE, TENNESSEE

Section 17.1 Regulation By The City of Nashville. Each Owner hereby agrees that the City of Nashville (the "City") is authorized and empowered to require the Association and each Owner, jointly and/or severally, to provide for the orderly maintenance and upkeep of the Common Areas. In the event that the City, or any agent thereof, determines that the Common Areas are being maintained in a manner that is dangerous or detrimental to the health, safety and welfare of the community, pursuant to the provisions of the Nashville Municipal Charter and Code, the City and its agents, may upon ten (10) days notice to the Association enter upon the Common Areas and make any repairs or improvements to the Common Areas that the City and its agents deem necessary to remedy such conditions. Thereafter, the Association and each Owner shall be obligated to pay to the City its costs for all improvements, work and/or labor, supplied or furnished to the Common Areas. The obligation to pay said costs shall be a personal obligation of the Association and each Owner, jointly and severally. All such costs shall be paid to the City within five (5) days of receipt from the City of a statement for such costs, which receipt shall be required to be served upon the President of the Association only. All Owners hereby waive notice of receipt of said statement for such costs. In order to secure payment at and after the due date, there shall arise a continuing lien and charge against each lot in favor of the City, the amount of which shall include costs and reasonable attorneys' fees to the extent permissible by law. The City may bring an action at law against the Association and/or any Owner, or foreclose the lien against any property owned by any Owner. However, it is understood that any such lien in favor of the City shall be subordinate to the lien of any deed of trust placed upon the Property for the purpose of securing indebtedness incurred to purchase or improve such Property. Neither the Association nor any Owner may waive or otherwise escape liability for the cost incurred by the City as described herein.

ARTICLE 18: PARTY WALLS

Section 18.1 General Rules of Law to Apply. Each wall or fence built as a part of the original construction of a structure upon the Property and placed on the dividing line between two Units shall constitute a party wall and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 18.2 Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

ARTICLE 19: OBLIGATION TO REBUILD

Section 19.1 Damage and Destruction - Duty to Rebuild. If all or any portion of a residence constituting a part of a Unit is damaged or destroyed by vandalism, malicious mischief, fire, windstorm, or other casualty, it shall be the duty of the Owner of said Unit to rebuild, repair, or reconstruct said residence in a manner that will restore it substantially to its appearance and condition immediately prior to casualty.

Section 19.2 Time Limitation. The Owner of any damaged residence shall be obligated to proceed with all due diligence and commence reconstruction within forty-five (45) days after damage occurs and to complete reconstruction within six (6) months after the damage occurs for any major structural damage and within sixty (60) days for any minor non-structural damage, unless prevented by causes beyond their reasonable control, except that disputes concerning insurance coverage shall not be deemed an adequate cause for delay.

ARTICLE 20: CONSTRUCTION STANDARDS

The Unit Owners by taking title to a Unit or units in the Project hereby agree to accept the quality of construction standards of the Project from design to completion.

ARTICLE 21: EASEMENT TO INSPECT AND RIGHT TO CORRECT

Section 21.1 Easement. Declarant reserves for itself, the General Contractor and Developer (as defined below) and such other persons as each may designate, perpetual, non-exclusive easements throughout the Property to the extent reasonably necessary for the purposes of access, inspecting, testing, redesigning, correcting, modifying or improving any portion of the Property, including Units, the Common Elements and the Limited Common Elements. Pursuant to this Section and any express warranty provided by either party, Declarant, Developer and General Contractor shall have the unilateral right, at any time, to redesign, correct, modify or improve any part of the Property, including Units, the Common Elements and the Limited Common Elements, to the extent reasonably necessary to correct any design defect, construction-related defect or other construction-related problem, to improve the operational efficiency and structural integrity of any improvement located on the Property, and to otherwise provide a superior or enhanced housing product within the Property.

Section 21.2 Right of Entry. In addition to the above easement, Declarant for itself, Developer and General Contractor reserves a right of entry into any Unit or Limited Common Elements upon reasonable notice to the Unit Owner; provided, however, notice shall not be required in an emergency. Entry into a Unit shall be only after Declarant, Developer or General Contractor notifies the Unit Owner (or occupant) and agrees with the Unit Owner regarding a reasonable time to enter the Unit to perform such activities. Unit Owner agrees to cooperate in a reasonable manner with Declarant, Developer and General Contractor in their exercise of the rights provided to it by this Section. Entry onto the Common Elements and into any improvements and structures thereon may be made by Declarant, Developer or General Contractor at any time with advance notice to the Association; provided, however, in an emergency, such notice shall not be required and Declarant, Developer and General Contractor shall be permitted to enter upon any portion of the Property without advance notice or consent.

Section 21.3 Notice Requirement. Upon notice, observation, or suspicion of a design defect, construction-related defect or other construction-related problem with any improvement located on the Property, including the Common Elements, the Limited Common Elements and any Unit, the Association immediately shall notify Declarant, Developer and General Contractor of such issue in writing and, in the case of a condition posing an imminent threat of damage to person or property, telephonically. Upon such notice, Declarant, Developer or General Contractor shall have the right to come onto the Property to observe the defect or problem and unilaterally to undertake any corrective measures that it deems appropriate without the additional consent or participation of the Association or the Unit Owner(s). The rights of notice, inspection and correction granted to Declarant, Developer and General Contractor pursuant to this Section shall be provided by the Association and any affected Unit Owner prior to the Association and any affected Unit Owner consulting with, hiring or retaining, in any capacity whatsoever, any third party to examine, correct, repair or improve any design defect, construction-related defect or other construction-related problem with the Property, any Common Element, Limited Common Element

or Unit. Failure by the Association or any Unit Owner to provide Declarant, Developer and General Contractor with the above described notice, inspection and cure rights granted to it by this Section, automatically shall constitute an absolute and unconditional waiver of any legal claim or other claim or remedy whatsoever, including any warranty claims and any right to file a claim in arbitration, that the Association or the Unit Owner(s) otherwise may have regarding such defect or problem absent such waiver.

Section 21.4 Damage. Any damage to the Property, a Unit, the Limited Common Elements or the Common Elements resulting from the exercise of the easement and right of entry described in the above subsections of this Section promptly shall be repaired by, and at the expense of, the party exercising this easement; provided, however, the obligation to repair shall be limited to restoring the affected area to the same approximate condition and state of repair which existed prior to the undertaking of the work permitted by this easement and after taking into account the nature of any corrective work or improvement so performed by Declarant, Developer or General Contractor pursuant to this Section.

Section 21.5 No Implied Warranty and Enforcement. THE TERMS OF THIS SECTION SHALL NOT BE DEEMED TO PROVIDE ANY IMPLIED OR EXPRESS WARRANTY RIGHTS WHATSOEVER BY DECLARANT, DEVELOPER AND GENERAL CONTRACTOR TO THE ASSOCIATION OR ANY OWNER, AND DECLARANT AND GENERAL CONTRACTOR EXPRESSLY DISCLAIM ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, TO THE FULLEST EXTENT PERMITTED BY TENNESSEE LAW. Declarant, Developer and General Contractor may seek enforcement of the rights afforded to each of them under this Section by filing an action at law or in equity, including specifically the remedy of specific performance, in the appropriate court of competent jurisdiction in the State of Tennessee and notwithstanding to the contrary any arbitration provision set forth in this Declaration or any other instrument whatsoever.

Section 21.6 General Contractor, Notices and Amendment. As used in this Section, the term "General Contractor" and "Developer" shall mean any contractor or entity hired for the purpose of constructing any portion of the Project or supervising construction and development of Project, their respective employees, officers, directors, agents, subsidiaries, affiliates and assigns as well as all subcontractors hired by General Contractor, Developer or Developer (or subcontractors of such subcontractors) to perform work on the Property, the Common Elements, the Limited Common Elements and any Unit. Notices to General Contractor or Developer shall be delivered to such notice address as may be posted or amended from time to time by General Contractor or Developer upon the filing of a new notice address in the appropriate land records where the Project is located with cross-reference to this Declaration. General Contractor and Developer are each an express beneficiary of the terms set forth in this Section, and the terms of this Section may not be amended in any manner whatsoever without General Contractor's and Developer's prior written consent. Declarant covenants with General Contractor and Developer that it immediately shall forward to General Contractor and Developer any notice whatsoever that Declarant receives from the Association or any Unit Owner regarding any alleged design defect, construction-related defect or other construction-related problem whatsoever regardless of whether or not such notice also shall be addressed to General Contractor or Developer and regardless of whether or not Declarant determines that such complaint is without merit.

ARTICLE 22: ARBITRATION AND ACTIONS AGAINST THE GENERAL CONTRACTOR AND/OR DECLARANT

Section 22.1 Prerequisites to Actions Against Declarant or General Contractor. Prior to filing a civil action or arbitration claim of any nature whatsoever against Declarant, any Developer or General Contractor (each as defined below), and prior to consulting with, retaining or hiring in any capacity

whatsoever, any third party consultant, advisor, property inspector, architect, engineer, contractor or repairmen to correct the problem or to examine, investigate, or advise the Association or any Owner with respect to any suspected or reasonably inferable design defect, construction-related defect or other construction-related problem with the Property, Common Elements, the Limited Common Elements and any Unit, the Association and Unit Owner shall first notify Declarant, Developer and General Contractor of the alleged or suspected problem and shall first provide Declarant, Developer and General Contractor with a reasonable opportunity to inspect and repair the problem. For the purposes of this Section, a minimum of sixty (60) days from first notice to Declarant, Developer or General Contractor shall be deemed a reasonable opportunity for Declarant, Developer and General Contractor to inspect and repair any alleged or suspected problem; provided, however, in certain circumstances, this period of time may be longer depending on the complexity of the condition and the length of time reasonably necessary to obtain parts and services from third parties as such additional time shall be communicated to the Association and Unit Owner by Declarant, Developer or General Contractor. After the above right to inspect and correct period elapses, the Association may bring an action against Declarant, Developer or General Contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements only. Such action may be maintained by the Association only after doing the following, including, but not limited to, the following:

(a) The Association obtains the written approval of each Unit Owner whose interest in the Common Elements or Limited Common Elements will be the subject of the action;

(b) The Association obtains the affirmative vote of the Unit Owners to which at least sixty-seven percent (67%) of the votes of the members of the Association are allocated;

(c) The full Board of Directors and, as applicable, the General Contractor, Developer and Declarant have met in person and conferred in a good faith attempt to resolve the Association's Claim or the General Contractor, Developer and/or Declarant has definitively declined or ignored the requests to meet with the Board of Directors.

(d) At least three business days in advance of any vote to commence an action by the Association to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements, the attorney representing the Association shall provide to each Unit Owner a written statement that includes, in reasonable detail:

(i) The defects and damages or injuries to the affected Common Elements or Limited Common Elements;

(ii) The cause of the defects, if the cause is known;

(iii) The nature and the extent that is known of the damage or injury resulting from the defects;

(iv) The location of each defect within the affected Common Elements or Limited Common Elements, if known;

(v) A reasonable estimate of the cost of the action or mediation, including reasonable attorneys' fees and costs, expert fees, and the costs of testing; and

(vi) All disclosures that the Unit Owner is required to make upon the sale of the Unit.

(e) The Association or an attorney for the Association shall not employ a person to perform destructive tests to determine any damage or injury to a Unit, Common Element, or Limited Common Element caused by a construction defect unless:

(i) The person is licensed as a contractor pursuant to law;

(ii) The Association has obtained the prior written approval of each Unit Owner whose 'Unit or interest in the Common Element or Limited Common Element will be affected by such testing;

(iii) The person performing the tests has provided a written schedule for repairs;

(iv) The person performing the tests is required to repair all damage resulting from such tests in accordance with state laws and local ordinances relating thereto;

(v) The Association or the person so employed obtains all permits required to conduct such tests and to repair any damage resulting from such tests; and

(vi) Reasonable prior notice and opportunity to observe the tests is given to Declarant, Developer, General Contractor and any other party against whom an action may be brought as a result of the tests.

(f) The Association may commence an action only upon a vote or written agreement of the Unit Owners to which at least sixty-seven percent (67%) of the votes of the members of the Association are allocated. In such a case, and at least 21 calendar days before the meeting, the Association shall provide written notice to the Unit Owner of each Unit of the meeting at which the commencement of an action is to be considered or action is to be taken.

(g) The Association may, without giving notice to the Unit Owners, employ a contractor and such other persons as are necessary to make such immediate repairs to a Unit or Common Element as are required to protect the health, safety, and welfare of the Unit Owners and Occupants.

(h) Similarly, prior to any Unit Owner(s) bringing any Claim against the Declarant, Developer or General Contractor, the affected Unit Owner(s) shall first notify the Association of their intent to do so, shall meet with the Association's Board of Directors to discuss the nature and merit of their Claim and whether such Claim concerns the Common Elements, and shall provide the Association with at least sixty (60) days (if requested by the Board) to obtain the consent of the Unit Owners for the Association to join-in such Claim against the Declarant, Developer or General Contractor with respect any affected Common Elements only.

Section 22.2 Notice. After first complying with the terms and conditions set forth above in Section 22.1, if the Association and/or a Unit Owner(s) (singularly or collectively as the context requires, the "Claimant") desires to pursue a legal claim of any nature whatsoever against General Contractor, Developer and/or Declarant (singularly or collectively as the context requires, the "Respondent"), then the Claimant shall, no later than ninety (90) days before initiating an action against Respondent, provide service of written notice of claim on Respondent (the "Notice of Claim"). The Notice of Claim shall state that the Claimant asserts a construction defect claim. The Notice of Claim shall describe the claim or claims in detail sufficient to explain the nature of the alleged construction defects and the results of the defects. In addition, the claimant shall provide to the General Contractor, Developer or Declarant any

evidence that depicts the nature and cause of the construction defect, including expert reports, photographs, and videotapes, if that evidence otherwise would be discoverable under evidentiary rules.

(a) For purposes of clarification of the above terms and conditions, a Unit Owner may file a Claim against Respondent for problems or deficiencies with his or her Unit only; a Unit Owner may not file a Claim against Respondent for problems or deficiencies with the Common Elements as all Unit Owners covenant and agree that all such Claim rights are exclusively those of the Association. The Association only may file Claims against Respondent for problems or deficiencies with the Common Elements or for problems and deficiencies affecting more than 10% of all Units in the Property and, in such case, all Unit Owners covenant and agree that the Association shall serve in a representative capacity on behalf of all such affected Unit Owners should the Association elect to do so.

(b) Negotiation and Mediation. If the parties do not resolve the Claim amongst themselves in accordance with the notice and opportunity to cure provisions set forth above ("Termination of Negotiations"), then Claimant shall have thirty (30) additional days to submit the Claim to mediation under the auspices of an independent, mutually acceptable agency providing dispute resolution services in the Metropolitan Nashville, Tennessee area.

(i) If Claimant does not submit the Claim to mediation within such time period, or does not appear for the mediation, Claimant shall be deemed to have absolutely, unconditionally and forever waived the Claim, and Declarant and General Contractor shall be released and discharged from any and all liability whatsoever to Claimant on account of such Claim.

(ii) Any settlement of the Claim through mediation shall be documented in writing by the mediator and signed by the parties. If the parties do not settle the Claim within thirty (30) days after submission of the matter to mediation, or within such additional time as determined by the mediator, the mediator shall issue to all parties a written notice of termination of the mediation proceedings ("Termination of Mediation"). The Termination of Mediation notice shall set forth that the parties are at an impasse and the date that such mediation was terminated.

(iii) Within five (5) days of the Termination of Mediation, the Claimant shall make a final written settlement demand ("Settlement Demand") to Respondent, and Respondent shall make a final written settlement offer ("Settlement Offer") to Claimant. If Claimant fails to make a Settlement Demand, Claimant's original Notice shall constitute the Settlement Demand. If Respondent fails to make a Settlement Offer, they shall be deemed to have made a "zero" or "take nothing" Settlement Offer.

Section 22.3 Final and Binding Arbitration. If the parties do not agree in writing to a settlement of the Claim within fifteen (15) days of the Termination of Mediation, then the Claimant shall have fifteen (15) additional days thereafter (i.e., thirty (30) days from the date of Termination of Mediation) to submit the Claim to arbitration before the American Arbitration Association pursuant to the Construction Industry Arbitration Rules of the American Arbitration Association.

(a) If not timely submitted to arbitration or if the Claimant fails to appear for the arbitration proceeding, then the Claim shall be deemed abandoned, and Respondent shall be released and discharged from any and all liability whatsoever to Claimant arising out of such Claim.

(b) This Subsection 22.3 is an agreement to arbitrate and is specifically enforceable under the Federal Arbitration Act, 9 U.S.C. § 2. The arbitration award (the "Award") shall be final and binding, and judgment may be entered upon it to the fullest extent permitted under the laws of the State of Tennessee.

Section 22.4 Allocation of Costs of Resolving Claims. Each party (regardless of the outcome of the arbitration proceeding) shall bear its own costs, including attorneys' fees, arbitration filing fees and arbitration case service fees. The parties shall share equally in all arbitrator compensation and expenses and compensation of the mediator and mediation service. Under no circumstances whatsoever shall one party be entitled to receive reimbursement from the other party for the above described costs, expenses and fees, including but not limited to attorneys' fees.

Section 22.5 Enforcement of Resolution. After resolution of any Claim, if any party fails to abide by the terms of any settlement agreement or Award, then any other party may file suit or initiate administrative proceedings to enforce such agreement or Award without the need to again comply with the procedures set forth above. In such event, the party taking action to enforce the agreement or Award shall be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties jointly and severally) all costs incurred in enforcing such agreement or Award, including, without limitation, attorneys' fees and court costs.

Section 22.6 General Contractor Beneficiary. General Contractor and Developer are each an express beneficiary of the terms set forth in this Section, and the terms of this Section may not be amended in any manner whatsoever without General Contractor's and Developer's prior written consent. THE TERMS OF THIS SECTION SHALL NOT BE DEEMED TO PROVIDE ANY IMPLIED OR EXPRESS WARRANTY RIGHTS WHATSOEVER BY DECLARANT, DEVELOPER AND GENERAL CONTRACTOR TO THE ASSOCIATION OR ANY OWNER, AND DECLARANT, DEVELOPER AND GENERAL CONTRACTOR EXPRESSLY DISCLAIM ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, TO THE FULLEST EXTENT PERMITTED BY TENNESSEE LAW. Declarant, Developer and General Contractor may seek enforcement of the rights afforded to it under this Section by filing an action at law or in equity, including specifically the remedy of specific performance, in the appropriate court of competent jurisdiction in the State of Tennessee and notwithstanding to the contrary any arbitration provision set forth in this Declaration or any other instrument

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration this as of the date set forth above.

DECLARANT:

Lawrence G. Watson
LAWRENCE WATSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Lawrence Watson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and that he has executed the foregoing for the purposes therein contained.

WITNESS MY HAND and official seal, this 5 day of November, 2024.



Kendall Lewis
Notary Public
My Commission Expires: 05·03·2027

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

[See Attached]

LEGAL DESCRIPTION OF PROPERTY

Beginning at a point in the north boundary line of the property conveyed to me by deed of T. J. McMorrough recorded in Book 1284, Page 132 of the Register's Office for Davidson County, Tennessee, 69 feet eastwardly from the northwest corner of said tract and running thence in a southerly direction 107 feet, more or less, to a point in the southerly margin of said tract, 72 feet eastwardly from the southwest corner thereof; thence in an easterly direction with the southerly margin of said tract, 50 feet to a point; thence northwardly 109 feet, more or less, to a point in the north boundary line of said tract, being 119 feet eastwardly from the northwest corner thereof; and thence in a westerly direction with the north boundary line of said tract 50 feet to the point of beginning.

Being the same property conveyed to James Watson deed from Lizzie Watson of record in Book 2448, Page 471, Register's Office for Davidson County, Tennessee.

This improved property known as 4412 JJ Watson Avenue, Nashville, Tennessee 37211.

EXHIBIT "B"

CHARTER OF WATSON PROPERTIES

[See Attached]

001593447

CHARTER
NONPROFIT CORPORATION

SS-4418

Tre Hargett
Secretary of State

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

Filing Fee: $100.00

For Office Use Only

-FILED-

Control # 001593447

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

1. The name of the corporation is: Watson Properties

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

3. This company has the additional designation of: None

4. The name and complete address of its initial registered agent and office located in the State of Tennessee is:
LARRY WATSON
4412 JJ WATSON AVE
NASHVILLE, TN 37211
DAVIDSON COUNTY

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

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

7. The corporation is not for profit.

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

9. The complete address of its principal office is:
4412 JJ WATSON AVE
NASHVILLE, TN 37211
DAVIDSON COUNTY

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

B1641-5234 11/06/2024 11:10 AM Received by Tennessee Secretary of State Tre Hargett

CHARTER
NONPROFIT CORPORATION

SS-4418

Tre Hargett
Secretary of State

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

Filing Fee: $100.00

For Office Use Only
-FILED-
Control # 001593447

The name of the corporation is: Watson Properties

10. The complete mailing address of the entity (if different from the principal office) is:
4412 JJ WATSON AVE
NASHVILLE, TN 37211

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

Title	Name	Business Address	City, State, Zip
Incorporator	Shaye Watson	4412 JJ WATSON AVE	NASHVILLE, TN 37211
Incorporator	Larry Watson	4412 JJ WATSON	NASHVILLE, TN 37211
Incorporator	Devin Majors	1801 WEST END AVE STE 1550	NASHVILLE, TN 37203

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

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

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

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

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

14. Other Provisions:

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

Electronic	Incorporator
Signature	Title/Signer's Capacity
Devin Majors	Nov 6, 2024 11:10AM
Printed Name	Date

B1641-5235 11/06/2024 11:10 AM Received by Tennessee Secretary of State Tre Hargett

202411120087630

EXHIBIT "C"

BYLAWS OF WATSON PROPERTIES ASSOCIATION

ARTICLE I
MEMBERS

Section 1. Identity.

(a) These are the Bylaws of **WATSON PROPERTIES ASSOCIATION** (the "Association"), a corporation not for profit, incorporated under the laws of the Tennessee Nonprofit Corporation Act.

(b) The Association has been organized for the purpose of serving as the property owners association for the residential development known as **WATSON PROPERTIES**, in accordance with the Declaration of **WATSON PROPERTIES**, a Condominium, dated November 11th, 2024, and filed of record in the Register's Office for Davidson County, Tennessee (as the same may be modified, amended or restated, the "Declaration"). All capitalized terms not otherwise defined herein shall have the meanings set forth in the Declaration.

Section 2. Members. Every Owner shall be deemed to have a membership in the Association. "Owner" shall mean and refer to the Person or entity, including Declarant, who holds the record title to any Unit which is part of the Property, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Unit is sold under a recorded contract of sale and the contract specifically so provides, then the purchaser (rather than the fee owner) will be the Owner.

Section 3. Succession. The membership of each Member shall terminate when such Member ceases to be an Owner, and upon the sale, transfer or other disposition of such Member's ownership interest in a Unit, membership in the Association shall automatically be transferred to the new Owner succeeding to such ownership interest.

Section 4. Regular Meetings. The first regular annual meeting of Members (the "First Meeting"), subject to the terms hereof, shall be held on the third Tuesday of February of the calendar year following the year in which the first Unit has been sold. Subsequent to the First Meeting, there shall be a regular annual meeting of Members within fifteen (15) days before or after each anniversary of the First Meeting. All such meetings of Members shall be held at a location in Davidson County, Tennessee, and at such time as specified in the written notice of such meeting which shall be sent to all Members at least ten (10) days prior to the date of such meeting.

Section 5. Special Meetings. Special meetings of all Members may be called by the President or by a majority of the Members of the Board, or by Members having at least three-fifths (3/5) of the votes entitled to be cast at such meeting. Said special meetings shall be called by sending written notice to all Members not less than ten (10) days prior to the date of said meeting, stating the date, time and place of said special meeting and the matters to be considered.

Section 6. Delivery of Notice of Meetings. Any notice to the Members required to be sent or given by the Bylaws shall be deemed to have been sent if such notice is in writing and is delivered to each Member by hand delivery, overnight courier, facsimile transmission or other form of wire or wireless communication or is sent by U.S. Mail, postage prepaid or by e-mail, to the address provided in writing from time to time by such Member to the Association.

Section 7. Voting. No Owner, whether one (1) or more Persons, shall have more than one (1) membership vote per Unit owned. In the event the Owner of a Unit is more than one (1) Person, votes

and rights of use and enjoyment shall be as provided herein. A Member or the Member's spouse, subject to the provisions of the Declaration and the Bylaws, may exercise the rights and privileges of membership. The membership rights of a Unit owned by a corporation or partnership shall be exercised by the individual designated by the Owner in a written instrument provided to the Secretary, subject to the provisions of the Declaration and the Bylaws. In any situation in which more than one (1) Person holds the interest in a Unit required for membership, the vote for such Unit shall be exercised as those Persons determine among themselves and advise the Secretary of the Association in writing prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended if more than one (1) Person seeks to exercise it.

Section 8. Quorum. Except as otherwise expressly provided in the Declaration or these Bylaws, a quorum of Members for any meeting shall be constituted by Members represented in person or by proxy and holding at least twenty percent (20%) of the votes entitled to be cast at such meeting.

ARTICLE II
BOARD OF DIRECTORS

Section 1. Number, Election and Term of Office. The Association shall be governed by a Board of Directors (the "Board") composed of three (3) individuals (the "Directors" and each a "Director") appointed or elected as provided in these Bylaws. Prior to the First Meeting, the Board shall be an interim board composed of those individuals named in the Charter of this Association (the "Interim Board"). The Interim Board shall have and shall exercise all powers and obligations given to the Board by these Bylaws. At the First Meeting and at each annual meeting thereafter, Directors shall be appointed or elected as follows:

(a) During the Special Declarant Control Period, the Declarant may appoint up to three (3) Directors, to serve for a one (1) year term. Directors appointed by the Declarant do not have to be Members.

(b) The remaining Directors, including those seats, if any, as to which Declarant may decide, from time to time, not to exercise its appointment right, shall be elected by majority vote by the Membership to serve a one year term. Directors elected by the Members are required to be Members. Voting by proxy is allowed.

Any Director so appointed or elected may be appointed or elected to subsequent terms as a Director without limitation.

Section 2. Qualification. Except for members of the Interim Board and any Directors appointed by Declarant, each Director shall be a Member. If a Director shall cease to be a Member during that Director's term, he or she shall thereupon cease to be a Director and such place on the Board shall be deemed vacant.

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

Section 4. Meetings. A regular annual meeting of the Board shall be held not less than ten (10) days following the regular annual meeting of Members. Special meetings of the Board shall be held upon a call by the President or by a majority of the Board on not less than forty-eight (48) hours' notice in writing to each Director, delivered by hand delivery, overnight courier, mail, e-mail, telegram or facsimile transmission or another form of wire or wireless communication. Any Director may waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action proposed to be

taken by the Board without a meeting. A Director's attendance at a meeting shall constitute his or her waiver of notice of said meeting.

Section 5. Removal. Any Director may be removed from office for cause by the vote of two-thirds (2/3) of the total vote of the Members.

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

Section 7. Quorum. Two (2) Directors shall constitute a quorum.

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

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

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

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

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

(e) to provide for the maintenance, repair, and replacement of the Common Elements, certain elements of the Units as set forth in the Declaration and other expenses authorized by the Declaration and payments therefor, to approve payment vouchers or to delegate such approval to the Officers;

(f) 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 Common Elements, certain components of the Units as set forth in the Declaration and other expenses authorized by the Declaration;

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

(h) to make architectural and other decisions as provided in the Declaration;

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

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

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

(l) unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of the Members, as expressed in a resolution duly adopted at any annual or special meeting of the Members.

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

ARTICLE III
OFFICERS

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

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

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

(c) a Treasurer, who shall be responsible for financial records and books of account and the manner in which such records and books are kept and reported; and

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

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

Section 3. Term of Office. Each Officer shall hold office for the term of one (1) year and until the successor shall have been appointed or elected and qualified.

Section 4. Vacancies. Vacancies in any office shall be filled by the Board by a majority vote of the remaining members thereof at a special meeting of said Board. Any officer so elected to fill a vacancy shall hold office for the remaining unexpired term. Any Officer may be removed for cause at any time by vote of three-fifths (3/5) of the total members of the Board at a special meeting thereof.

Section 5. Compensation. The Officers shall receive no compensation for their services as Officers.

ARTICLE IV
ASSESSMENTS

Section 1. Assessments. Assessments shall be established and collected as set forth in the Declaration.

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

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

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

Section 5. Records and Statement of Account. The Board shall cause to be kept detailed and accurate records in chronological order of the receipts and expenditures of the Association, specifying and itemizing the Common Expenses incurred. Payment vouchers may be approved in such manner as the Board may determine.

ARTICLE V
AMENDMENTS

These Bylaws may be amended by a majority of affirmative vote by the Members, subject to the limitations on amendments without the consent of the Mortgagees or Declarant under the Declaration. Any amendment shall not become effective until recorded in the Register's Office of Davidson County, Tennessee.

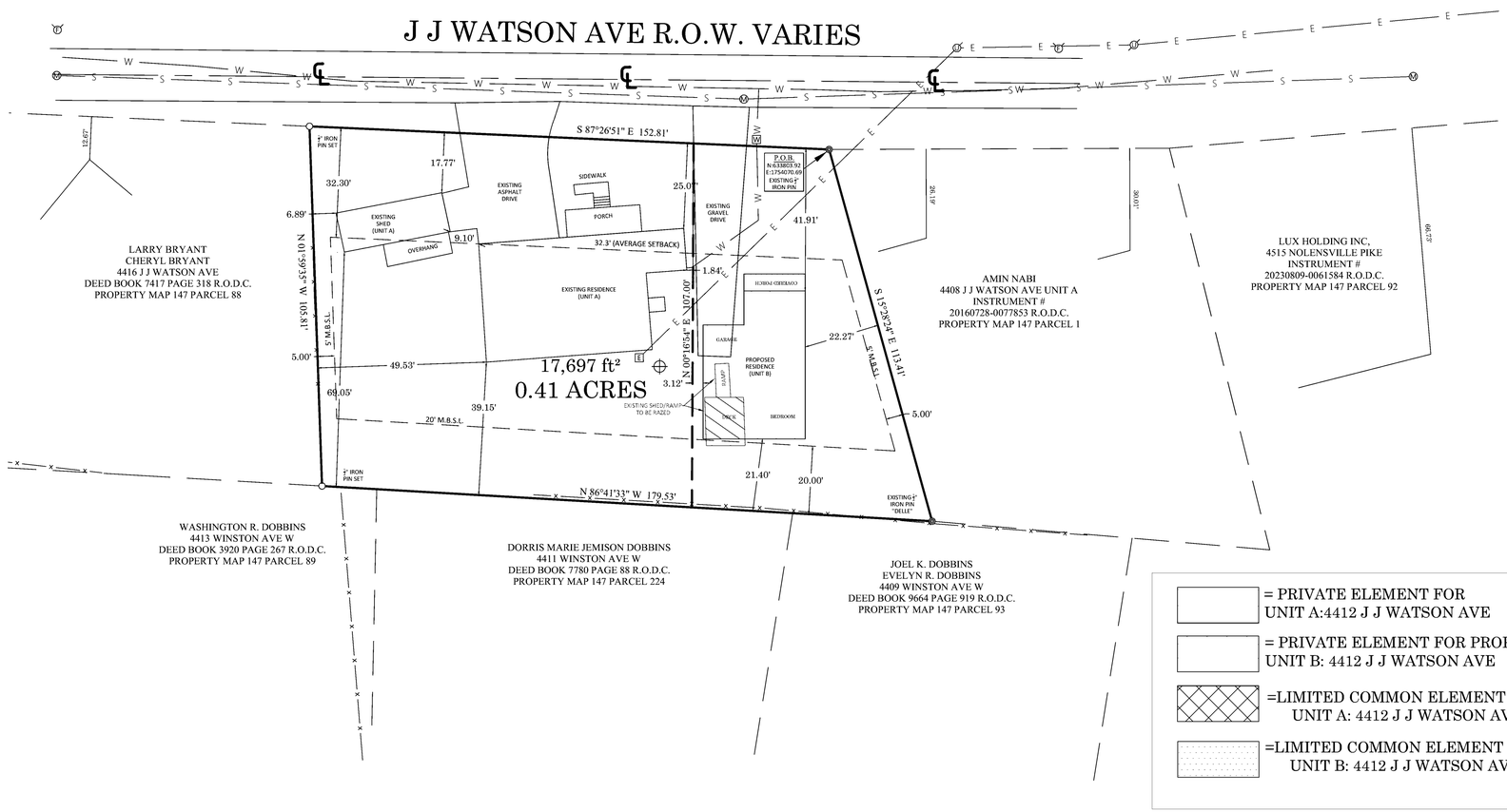
EXHIBIT "D"

PLAT OF UNITS

[See Attached]

PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY: 0.05 FEET
c. DATE OF SURVEY: 1/30/2024
d. DATUM / EPOCH: NAD83 (2011) EPOCH
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR: 0.99993711



= PRIVATE ELEMENT FOR UNIT A:4412 J J WATSON AVE

= PRIVATE ELEMENT FOR PROPOSED UNIT B: 4412 J J WATSON AVE

=LIMITED COMMON ELEMENT FOR UNIT A: 4412 J J WATSON AVE

=LIMITED COMMON ELEMENT FOR UNIT B: 4412 J J WATSON AVE

GENERAL NOTES

1. THE PURPOSE OF THIS MAP IS TO CREATE A HORIZONTAL PROPERTY REGIME PLAT.
2. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47037C0378J DATED 6/20/2024.
3. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
4. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
6. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
7. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS, U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE, TENNESSEE WILDLIFE RESOURCES AGENCY, TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
8. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
9. THE SUBJECT PROPERTY IS ZONED R6; 30' FRONT SETBACK (AVERAGE SETBACK (32.3') , 5' SIDE SETBACK, 20' REAR SETBACK.

SETBACK CALCULATIONS

4515 NOLENSVILLE PIKE	66.73 FT.
4408 J J WATSON AVE (A)	26.90 FT.
4408 J J WATSON AVE (B)	30.01 FT.
4412 J J WATSON AVE	25.07 FT.
4416 J J WATSON AVE	12.67 FT.
TOTAL FRONT SETBACK	161.38 FT.

161/5 = 32.3' AVERAGE FRONT SETBACK

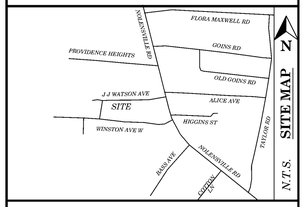
LEGEND

- UE — UNDERGROUND ELECTRIC LINE
- E — OVERHEAD ELECTRIC LINE
- T — TELECOMMUNICATION LINE
- X — WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- W — WATER LINE
- S — SEWER LINE
- FM — FORCE MAIN SEWER
- GAS LINE
- SF — SILT FENCE
- DRAWN BY DEED (NOT SURVEYED)
- WELL
- UTILITY POLE
- GRID STAKE (XX) TYPICAL
- EXISTING IRON PIN (UNLESS NOTED)
- EXISTING CONCRETE MONUMENT
- IRON PIN SET (UNLESS NOTED)
- POINT
- BENCHMARK
- FIRE HYDRANT
- ELECTRIC METER
- WATER METER
- GAS METER
- SEWER MANHOLE
- STORM MANHOLE
- WATER SPIGOT
- WATER VALVE
- ELECTRIC TRANSFORMER BOX
- ELECTRIC PULL BOX
- SOIL PIPE
- CLEAN OUT

STATE PLANE NORTH (NAD83 NAVD88)

CHAPDELAINE & ASSOCIATES
LAND SURVEYING

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FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com
Randolph L. Chapdelaine
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINE, REGISTERED LAND SURVEYOR, AGRICULTURE, COMMERCE, TENNESSEE NO. 1444

10/1/2024

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

LAWRENCE WATSON
4412 J J WATSON AVE
INSTRUMENT #20240415-0026718 R.O.D.C.
26th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY,
METROPOLITAN NASHVILLE, TENNESSEE
PROPERTY MAP 147 PARCEL 90

REVISION #	DATE
REVISION # 1	10/1/2024

DATE:	AUGUST 29, 2024
DRAWN BY:	GLH
JOB #:	8006
SCALE:	1" = 20'

0 20 40

V-1.1

HORIZONTAL PROPERTY REGIME FOR LAWRENCE WATSON PROPERTY

202411120087630

EXHIBIT D-"1"

COMMON AREAS

None.

TRUE COPY CERTIFICATION

I, Mollie Gass, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 11, 2024** (date of document).

Mollie Gass

11/11/24
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 11/11/24, before me, the undersigned, personally appeared Mollie Gass, who acknowledges that this certification of an electronic document is true and correct.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-25

