

Devon Hills Community Association

Codes, Covenants, and Restrictions

The following are copies of the Official Documents on file at the Davidson County Register of Deeds
Any depiction of Codes, Covenants, or Restrictions, or legal transactions regarding the operations of the Devon Hills Community Association that do not contain, on each page, the Book and Page # of the Register of Deeds at the Davidson County Register of Deeds are not valid or binding.

Founding Documents of the M.M.E. Limited Partnership, the original declarant of the properties

Book 2712 Pages 618-619 *Designation of M. M. E. Limited Partnership*
Book 7517 Pages 283-366 *Original Declarant Covenants, Conditions, and Restrictions*
Book 7517 Pages 367-372 *1st Subsequent Amendment to CCRs of the Original Declarant*

Documents of the Devon Hills Community Association operated by the M.M.E. Partnership

Book 7520 Pages 564-569 *Charter of the Devon Hills Community Association*
Book 8120 Pages 402-484 * ***Declaration of Covenants, Conditions, and Restrictions***

* The Document Book 8120 Pages 402-484 is the Covenants, Conditions, and Restrictions under which the Devon Hills Community Association is bound. All subsequent Amendments are also binding.

Release and Transfer of Arlington Green Properties

Book 8120 Pages 485 - 489 *1st Amendment to CCRs (Building Requirements)*
Book 8180 Pages 222 - 229 *2nd Amendment to CCRs Partnership (Removal of Arlington Green Properties)*
Book 8180 Pages 230 - 231 *2nd Amendment to CCRs (Transfer of DHCA CCRs to Arlington Green)*
Book 8180 Pages 232 - 233 *1st Amendment to By-Laws transferred to Arlington Green*

Building Phase and Amendments to Building Codes

Book 8712 Pages 618 - 619 *Designation of M. M. E. Limited Partnership (Title to Devon Hills)*
Book 8712 Pages 620 - 626 *3rd Subsequent Amendment to CCRs (Devon Highlands Neighborhood, Phase 1)*
Book 8796 Pages 410 - 415 *4th Subsequent Amendment to CCRs (Devon Valley Neighborhood, Phase 1)*
Book 8796 Pages 416 - 422 *5th Subsequent Amendment to CCRs (Addition of Devon Glen)*
Book 9450 Pages 182 - 185 *4th Subsequent Amendment Declaration of CCRs (Deletion of undeveloped property)*
Book 9492 Pages 594 - 599 *6th Subsequent Amendment Declaration of CCRs (Addition Devon Valley, Phase II)*
Book 9492 Pages 600 - 606 *7th Subsequent Amendment to CCRs (Devon Glen Phase II & III)*

Conveyance of Deed to Devon Hills Community Association

Book 9618 Pages 880 - 883 *Quit Claim Deed conveyance from Ltd Partnership to Devon Hills Community Association*
Book 10692 Pages 750 - 752 *8th Amendment to CCRs for Devon Hills (Establishment of Board of Directors)*
Book 10692 Pages 753 - 755 *1st Amendment to By-Laws of DHCA (Changes to Voting Members and Board Election)*

Additional Rules enacted and approved by the Board of Directors as allowed by the CCRs

New Construction and Modifications Committee Procedures
Development Code Standards
Use of Common Areas

THIS INSTRUMENT PREPARED BY:
Dearborn & Ewing, Attorneys
Suite 1200, One NationsBank Plaza
Nashville, Tennessee 37219-1777

**DESIGNATION OF M.M.E. LIMITED PARTNERSHIP
AS DECLARANT UNDER
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR DEVON HILLS**

This instrument is made effective this 26 day
of August, 1992 by Devon Hills Limited Partnership
(hereinafter referred to as "Original Declarant").

W I T N E S S E T H

WHEREAS, Original Declarant was the Declarant under the Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book 7517, page 283, Register's Office for Davidson County, Tennessee ("Declaration"); and

WHEREAS, pursuant to Article I, Section 8 of the Declaration, the Original Declarant has the right to designate as successor Declarant a successor-in-title who takes title to any portion of the undeveloped or unsold property described in Exhibit B for the purpose of development or sale; and

WHEREAS, M.M.E. Limited Partnership, for the purpose of development or sale, has acquired title to a portion of the real property described in Exhibit B to the Declaration by deed of record in Book 8568, page 201, Register's Office for Davidson County, Tennessee; and

WHEREAS, Original Declarant desires to designate M.M.E. Limited Partnership as successor Declarant;

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration Original Declarant hereby designates M.M.E. Limited Partnership as Declarant under Declaration.

IN WITNESS WHEREOF, Original Declarant has caused this instrument to be executed by its duly authorized partner effective as of the date first above written.

DEVON HILLS LIMITED PARTNERSHIP

BY: MCNEIL & ASSOCIATES, INC.
GENERAL PARTNER

BY: *Alexander H. McNeil*
TITLE: *General Partner*

"DECLARANT"

40241

IDENTIFY REFERENCE

AUG 27 11 49 AM '92

A. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF)

4525 08/27 0101 03CHECK

8.00

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alexander H. McNeil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged Declarant to be President of McNeil & Associates, Inc., a general partner of Devon Hills Limited Partnership, the within named bargainer, a Massachusetts limited partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by Declarant as President of McNeil & Associates, Inc., general partner of Devon Hills Limited Partnership.

Witness my hand and seal, this the 26 day of AUGUST, 1992.

Alexander H. McNeil
NOTARY PUBLIC
My Commission Expires: 4-13-95

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BOOK 7517 PAGE 283

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
DEVON HILLS

21687

IDENTIFICATION REFERENCE

APR 15 11 49 AM '88

FELIX WILSON, REGISTER
DAVIDSON COUNTY, TN

Prepared By:
DEARBORN & EWING
Suite 1200, One Commerce Place
Nashville, Tennessee 37239
(615) 259-3560

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Exhibit

Subject Matter

"A"

Land Initially Submitted

"B"

Land Subject to Annexation

"C"

By-Laws of Devon Hills Community
Association, Inc.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
DEVON HILLS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 15th day of April, 1988, by Devon Hills Limited Partnership (hereinafter referred to as "Declarant");

W I T N E S S E T H

WHEREAS, Declarant owns the real property described in Exhibit "A" attached hereto and incorporated herein by reference and intends by this Declaration to impose upon the Properties (as defined herein) mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of residential property within the Properties. Declarant desires to provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties as are now or hereafter subjected to this Declaration;

NOW, THEREFORE, Declarant hereby declares that all of the property described in Exhibit "A" and any additional property as is hereafter subjected to this Declaration by Subsequent Amendment (as defined herein) shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of and which shall run with the real property subjected to this Declaration and which shall be binding on all parties having any right, title, or interest in the described Properties or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner thereof.

Article I
Definitions

The terms in this Declaration and the By-Laws shall be construed to have their ordinary, generally accepted meanings unless otherwise specifically defined herein or in the By-Laws. In addition, the following definitions shall apply:

Section 1. "Area of Common Responsibility" shall mean and refer to the Common Area, together with those areas, if any, which by the terms of this Declaration or by contract with any Person or by agreement with any Neighborhood become the responsibility of the Association. The office of any property manager employed by or contracting with the Association, if located on the Properties, may be part of the Area of Common Responsibility.

Section 2. "Association" shall mean and refer to the Devon Hills Community Association, Inc., a Tennessee nonprofit corporation, its successors or assigns. The Board of Directors or "Board" shall be

the elected body having its normal meaning under Tennessee corporate law. The use of the term "association" or "associations" in lower case shall refer to any condominium association or other owners association having jurisdiction over any part of the Properties.

Section 3. "By-Laws" shall mean and refer to the By-Laws of Devon Hills Community Association, Inc., attached hereto as Exhibit "C" and incorporated herein by reference, as they may be amended from time to time.

Section 4. "Class "B" Control Period" shall mean and refer to the period of time during which the Class "B" member is entitled to appoint a majority of the members of the Board of Directors, as specified in Article III, Section 2, of the By-Laws.

Section 5. "Common Area" shall mean all real and personal property which the Association now or hereafter owns or otherwise holds for the common use and enjoyment of the Owners and shall include all Limited Common Area.

Section 6. "Common Expenses" shall mean and include the actual and estimated expenses of operating the Association, both for general and Neighborhood purposes, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the By-Laws, and the Charter of the Association.

Section 7. "Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard may be more specifically determined and set forth by the Board of Directors and the New Construction Committee.

Section 8. "Declarant" shall mean and refer to _____, a _____, or its successors, successors-in-title or assigns who take title to any portion of the undeveloped or unsold property described on Exhibits "A" or "B" for the purpose of development or sale and who are designated as the Declarant hereunder in a recorded instrument executed by the immediately preceding Declarant.

Section 9. "District" shall mean a group comprised of one or more housing types and representing a political unit for the purpose of electing directors, as more particularly described in Article III, Section 3(b), of this Declaration.

Section 10. "General Assessment" shall mean and refer to assessments levied to fund expenses for the benefit of all Members of the Association.

Section 11. "Limited Common Area" shall mean and refer to certain portions of the Common Area which are for the exclusive use and benefit of one or more, but less than all, Neighborhoods. All

costs associated with maintenance, repair, replacement and insurance of Limited Common Areas shall be assessed as a Neighborhood Assessment against the Owners of Units in those Neighborhoods which have been assigned the use of such Limited Common Areas. By way of illustration and not limitation, Limited Common Areas may include recreational facilities and private streets intended for the exclusive use of Owners within a particular Neighborhood or Neighborhoods and supported exclusively by Neighborhood Assessments. Initially, any Limited Common Areas shall be designated as such by Declarant and assigned in the deed conveying the Common Area to the Association. A portion of the Common Area may be assigned as Limited Common Area of a particular Neighborhood and Limited Common Area may be reassigned upon the vote of a majority of the total Association vote, including a majority of the votes within the Neighborhood(s) to which they are assigned. During the Class "B" Control Period, Declarant shall have the right in its sole discretion to assign the use of a Limited Common Area to one or more additional Neighborhoods even if such Limited Common Area has been previously assigned to a particular Neighborhood.

Section 12. "Master Land Use Plan" shall mean and refer to the preliminary development map or maps for the property described on Exhibits "A" and "B" most recently approved by the Metropolitan Government of Nashville and Davidson County, Tennessee, as such map or maps may be amended from time to time.

Section 13. "Member" shall mean and refer to a Person entitled to membership in the Association, as provided herein.

Section 14. "Mortgage" shall mean and refer to a mortgage, deed of trust, deed to secure debt, or other security deed.

Section 15. "Mortgagee" shall mean and refer to a beneficiary or holder of a mortgage, deed of trust, deed to secure debt, or other security deed.

Section 16. "Mortgagor" shall mean and refer to any Person who gives a Mortgage.

Section 17. "Neighborhood" shall mean and refer to areas designated by Declarant comprised of one (1) or more housing types subject to this Declaration, whether or not governed by an additional owners association, in which owners may have common interests other than those common to all Association members, such as a common theme, entry features, development name, and/or common areas and facilities which are not available for use by all Association members. For example, and by way of illustration and not limitation, each condominium development, multi-family development and single family housing development shall constitute a separate Neighborhood. In addition, each parcel of land intended for development as any of the above shall constitute a Neighborhood, subject to division into more than one (1) Neighborhood upon development. Where the context permits or requires, the term Neighborhood shall also refer to the Neighborhood Committee

(established in accordance with the By-Laws) or Neighborhood Association (as defined in Article III, Section 3) having jurisdiction over the property within the Neighborhood.

Section 18. "Neighborhood Assessments" shall mean assessments for common expenses provided for herein or by any Subsequent Amendment which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Units against which the specific Neighborhood Assessment is levied and of maintaining the properties within a particular Neighborhood, all as may be specifically authorized from time to time by the Board of Directors and as more particularly authorized herein.

Any Neighborhood Assessment shall be levied equally against all Units in the Neighborhood benefitting from the services supported thereby, provided that in the event of assessments for exterior maintenance of structures, or insurance on structures, or replacement reserves which pertain to particular structures or improvements (pursuant to a Subsequent Amendment or supplement to this Declaration), or other expenses incurred for the benefit of particular Units, such assessments may be levied on a pro rata basis among the benefited Units.

Section 19. "Owner" shall mean and refer to one (1) or more Persons who hold the record title to any Unit which is part of the Properties, 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 considered the Owner.

Section 20. "Person" means a natural person, a corporation, a partnership, a trustee, or other legal entity.

Section 21. "Properties" shall mean and refer to the real property described in Exhibit "A" attached hereto and shall further refer to such additional property as is hereafter subjected to this Declaration by Subsequent Amendment.

Section 22. "Special Assessment" shall mean and refer to assessments levied in accordance with Article X, Section 3, of this Declaration.

Section 23. "Subsequent Amendment" shall mean an amendment to this Declaration which subjects additional property to this Declaration. Such Subsequent Amendment may, but is not required to, impose, expressly or by reference, additional restrictions and obligations on the land submitted by that Subsequent Amendment to the provisions of this Declaration.

Section 24. "Unit" shall mean a portion of the Properties intended for development, use and occupancy as an attached or detached residence for a single family, and shall, unless otherwise specified, include within its meaning (by way of illustration, but not limitation) condominium units, townhouse units, apartment units contained within multi-family apartment buildings, cluster homes, patio or zero lot line homes, and single-family detached houses on separately platted lots, as well as vacant land intended for development as such, all as may be developed, used, and defined as herein provided or as provided in Subsequent Amendments covering all or a part of the Properties. The term shall include all portions of the lot owned including any structure thereon.

In the case of a parcel of vacant land or land on which improvements are under construction, the parcel shall be deemed to contain the number of Units designated for such parcel on the Master Land Use Plan or the site plan approved by Declarant, whichever is most recent.

Section 25. "Voting Member" shall mean and refer to the representative selected by the Members of each Neighborhood to be responsible for casting all votes attributable to Units within the Neighborhood for election of directors, amending this Declaration or the By-Laws, and all other matters provided for in this Declaration and in the By-Laws. The Voting Member from each Neighborhood shall be the senior elected officer (e.g., Neighborhood Committee chairman or Neighborhood Association president) from that Neighborhood; the alternate Voting Member shall be the next most senior officer.

Article II Property Rights

Section 1. Rights in Common Area. Every Owner shall have a right and easement of enjoyment in and to the Common Area, subject to this Declaration as it may be amended from time to time and to any restrictions or limitations contained in any deed conveying such property to the Association. Any Owner may delegate his or her right of enjoyment to the members of his or her family, approved lessees, and social invitees subject to reasonable regulation by the Board and in accordance with procedures it may adopt. An Owner who leases his or her Unit pursuant to Article XII, Section 23, of this Declaration shall be deemed to have delegated all such rights to the Unit's lessee.

Section 2. Declarant's Rights. Declarant reserves the right to amend this Declaration unilaterally at any time during the Class "B" Control Period for the purpose of removing certain portions of the Properties then owned by the Declarant or its affiliates or the Association from the provisions of this Declaration, without prior notice and without the consent of any Person other than the owner thereof, to the extent such property was included originally in error or as a result of any changes whatsoever in the plans for Devon Hills

desired to be effected by the Declarant, provided such' withdrawal is not unequivocally contrary to the overall, uniform scheme of development for Devon Hills.

Article III
Membership and Voting Rights

Section 1. Membership. Every Owner, as defined in Section 19 of Article I, shall be deemed to have a membership in the Association. No Owner, whether one or more Persons, shall have more than one (1) membership 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. The rights and privileges of membership, including the right to vote, may be exercised by a Member or the Member's spouse, subject to the provisions of this Declaration and the By-Laws. The membership rights of a Unit owned by a corporation or partnership shall be exercised by the individual designated in a written instrument provided to the Secretary, subject to the provisions of this Declaration and the By-Laws.

Section 2. Voting. The Association shall have two (2) classes of membership, Class "A" and Class "B", as follows:

(a) Class "A". Class "A" Members shall be all Owners with the exception of the Class "B" Member, if any.

Class "A" Members shall be entitled to one (1) equal vote for each Unit in which they hold the interest required for membership under Section 1 hereof; provided, no Owner shall be entitled to a vote for any Unit until such time as the Unit is subject to the full annual assessment under Article X, Section 6 hereof. There shall be only one (1) vote per Unit. Unless otherwise specified in this Declaration or the By-Laws, the vote for each Unit shall be exercised by the Voting Member, as defined in Article I, representing the Neighborhood of which the Unit is a part.

In any situation where a Member is entitled personally to exercise the vote for his Unit and more than one (1) Person holds the interest in such 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 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) Class "B". The Class "B" Member shall be the Declarant. The rights of the Class "B" member, including the right to approve actions taken under this Declaration and the By-Laws, are specified elsewhere in the Declaration and the By-Laws. The Class "B" member shall be entitled to one (1) vote per Unit owned and, in addition, whether or not any Units are owned, shall be entitled to appoint a majority of the members of the Board of Directors during the Class "B" Control Period, as specified in Article III, Section 2 of the

By-Laws. The Class "B" membership shall terminate and be converted to Class "A" membership five (5) years after the expiration of the Class "B" Control Period.

Section 3. Neighborhoods and Electoral Districts.

(a) Neighborhoods. Every Unit shall be located within a Neighborhood as defined in Article I. The Units within a particular Neighborhood may be subject to additional covenants and/or the Unit Owners may all be members of a separate owners association ("Neighborhood Association") in addition to the Association, but no such Neighborhood Association shall be required except in the case of a condominium development. Any Neighborhood which does not have a Neighborhood Association shall elect a Neighborhood Committee, as described in Article V, Section 3, of the By-Laws, to represent the interests of Owners of Units in such Neighborhood. Each Neighborhood Association or Committee may, upon the affirmative vote, written consent, or a combination thereof of a majority of Owners within the Neighborhood, request that the Association provide a higher level of service or special services for the benefit of Units in the Neighborhood, the cost of which shall be assessed against the benefitted Units pursuant to Article X. In addition, any Subsequent Amendment or declaration of covenants affecting the Property within a Neighborhood which is executed or consented to by Declarant may assign maintenance, insurance or other responsibilities to the Association, the cost of which shall be assessed as a Neighborhood Assessment. The senior elected officer of the Neighborhood Association or the Neighborhood Committee shall serve as the Voting Member for such Neighborhood and shall cast all votes attributable to Units in the Neighborhood on all Association matters requiring membership vote, unless otherwise specified in this Declaration or the By-Laws. The Voting Member may cast all votes as it, in its discretion, deems appropriate.

Initially, Declarant shall designate each portion of the Properties which shall constitute a Neighborhood at the time it is subjected to this Declaration. The developer of any such Neighborhood may apply to the Board of Directors to divide the parcel constituting the Neighborhood into more than one (1) Neighborhood at any time. Upon a petition signed by a majority of the Unit Owners in the Neighborhood, any Neighborhood Association or Neighborhood Committee may also apply to the Board of Directors to divide the property comprising the Neighborhood into two (2) or more Neighborhoods. Any such application shall be in writing and shall include a plat of survey of the entire parcel which indicates the boundaries of the proposed Neighborhoods. The Neighborhood division requested by the Neighborhood or parcel developer shall automatically be granted unless the Board of Directors denies such application in writing within ten (10) days of its receipt thereof. The Board may deny an application only upon determination that there is no reasonable basis for distinguishing between the areas proposed to be divided into separate Neighborhoods. All applications and copies of any denials shall be filed with the

books and records of the Association and shall be maintained as long as this Declaration is in effect.

(b) Electoral Districts. In order to allocate representation on the Board of Directors among the various housing types and residential areas within the Properties and to ensure that no single group, by virtue of its size, is able to elect the entire Board of Directors and exclude representation of others, Districts shall be established for election of directors to the Board of Directors. Districts may be composed of one (1) or more Neighborhoods and need not be equal in population. A District may contain non-contiguous Property, but to the extent practical it shall be composed of properties dedicated to similar uses. No District shall be comprised of less than seven percent (7%) of the total number of Units within the Properties. The number of Districts within the Properties shall not exceed the total number of directors authorized to serve on the Board of Directors pursuant to the By-Laws. The number of directors to be elected by and from each District shall be determined in accordance with Article III, Section 5, of the By-Laws.

Districts initially shall be established by the Declarant by filing in the Davidson County, Tennessee, land records an addendum to this Declaration designating by metes and bounds description or map all parcels of property contained within a specified District. As additional property is subjected to this Declaration pursuant to Article VIII hereof, such addendum may be amended by Declarant to change the composition of existing Districts or to establish new Districts to account for the additional property. After expiration of the Declarant's right to annex property pursuant to Article VIII hereof, the Board of Directors shall have the right to file or amend such addendum upon the vote of at least two-thirds (2/3) of the total number of Directors. Neither recordation nor amendment of such addendum shall constitute an amendment to this Declaration and shall not require the formality thereof. Until such time as an addendum is filed, all of the Properties shall constitute a single District. After an addendum is filed, any and all portions of the Properties which are not assigned to a specific District therein, until so assigned, shall constitute a single District.

Article IV Maintenance

Section 1. Association's Responsibility. The Association shall maintain and keep in good repair the Area of Common Responsibility, such maintenance to be funded as hereinafter provided. This maintenance shall include, but not be limited to, (i) maintenance, repair, and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, and improvements situated upon such areas, landscaping on medians and rights-of-way of all public roads, and landscaping of any buffers; (ii) all recreational facilities and other structures located upon the Common Areas; and (iii) all equipment, pipes, lines and structures providing well or

river water for landscaping within the Area of Common Responsibility. Notwithstanding the obligation to maintain the Area of Common Responsibility, the Board of Directors may discontinue the operation of any fountain or similar aesthetic device within such Area of Common Responsibility if, in its sole discretion, the Board determines that doing so is in the best interest of the Association.

Notwithstanding that the Association may have responsibility for maintaining Limited Common Areas, all costs associated with maintenance, repair and replacement of Limited Common Areas shall be assessed solely against the Units in the Neighborhood(s) benefitting therefrom as a Neighborhood Assessment pursuant to Article X, Section 1, of this Declaration.

The Association shall maintain, repair and replace any Property within a Neighborhood for which such responsibility is specifically assigned to the Association by any Subsequent Amendment or additional declaration of covenants recorded in the Davidson County, Tennessee land records affecting any portion of the Properties, provided such Subsequent Amendment or additional declaration is executed by or consented to by Declarant. If any such instrument is not executed by Declarant, then Declarant's written consent shall be attached thereto and recorded in the land records. In addition, the Association may, in the discretion of its Board, assume the maintenance responsibilities of a Neighborhood Association set out in this Declaration or in any Subsequent Amendment or additional declaration subsequently recorded either by contract or agreement or because, in the opinion of the Board, the level and quality of service then being provided is not consistent with the Community-Wide Standard of the Properties. The provision of services in accordance with this Section shall not constitute discrimination within a class.

Section 2. Owner's Responsibility. Each Owner shall maintain his or her Unit and all structures, parking areas, landscaping, and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants, unless such maintenance responsibility is otherwise assumed by or assigned to a Neighborhood Association pursuant to any additional declaration of covenants applicable to such Unit. If any Owner fails properly to perform his or her maintenance responsibility, the Association may perform it and assess all costs incurred by the Association plus a fee equal to ten (10%) percent of such costs against the Unit and the Owner in accordance with Article X, Section 3 of this Declaration; provided, however, except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

Section 3. Neighborhood's Responsibility. Each Neighborhood shall be responsible for paying, through Neighborhood Assessments, costs of maintenance of certain Common Areas and Limited Common Areas within or assigned to such Neighborhood which primarily benefit the Owners of Units within the Neighborhood, including, without

limitation, the costs of maintenance of any right-of-way and greenspace between the Neighborhood and adjacent public roads, maintenance of all landscaping on medians and rights-of-way of all public roads, any lighting systems, private streets or parking areas within, or providing access to the Neighborhood, and any lakes or ponds within the Neighborhood, regardless of ownership and regardless of the fact that such maintenance may be performed by the Association. The Board of Directors shall identify, prior to levying assessments for any fiscal year, which property shall be maintained at Neighborhood expense pursuant to this paragraph during such fiscal year; provided, to the greatest extent possible, all similarly situated Neighborhoods shall be treated the same.

Any Neighborhood Association having responsibility for maintenance of all or a portion of the property within a particular Neighborhood pursuant to a declaration of covenants affecting the Neighborhood shall perform such maintenance responsibility in a manner consistent with the Community-Wide Standard. If any such Neighborhood Association fails to perform its maintenance responsibility as required herein and in any additional declaration, the Association may perform it and assess the costs against all Units within such Neighborhood Association as provided in Article X, Section 3 of this Declaration.

Article V Insurance and Casualty Losses

Section 1. Insurance. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if reasonably available, for all insurable improvements on the Common Area. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred (100%) percent of the replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard.

Premiums for all insurance on the Common Area shall be common expenses of the Association and shall be included in the General Assessment, as defined in Article I, Section 10 hereof, and as more particularly described in Article X, Section 1 hereof. The policy may contain a reasonable deductible, and 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 responsible for the 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.

In addition to casualty insurance on the Common Area, the Association may, upon request of a Neighborhood Association or Committee, obtain and continue in effect adequate blanket all-risk casualty insurance in such form as the Board of Directors deems appropriate for

one hundred (100%) percent of the replacement cost of all Units, including improvements located thereon, within the Neighborhood and/or common property of the Neighborhood Association, and charge the costs thereof to the Owners within the benefitted Neighborhood as a Neighborhood Assessment, as defined in Article X hereof. Notwithstanding this authority, the Association shall not be obligated to provide insurance for any Neighborhood unless specifically assigned such responsibility in a Subsequent Amendment or additional declaration of covenants affecting such Neighborhood executed by Declarant or consented to by Declarant as evidenced by a written consent attached thereto and recorded in the Davidson County, Tennessee land records.

Insurance obtained on the properties within any Neighborhood whether obtained by such Neighborhood or the Association, shall at a minimum comply with the applicable provisions of this Section 1, including the provisions of this Article applicable to policy provisions, loss adjustment, and all other subjects to which this Article applies with regard to insurance on the Common Area. All such insurance shall be for the full replacement cost. All such policies shall provide for a certificate of insurance to be furnished to each Member insured, to the Association, and to the Neighborhood Association, as applicable.

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. If reasonably available, 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, and a Five Hundred Thousand (\$500,000.00) Dollar minimum property damage limit.

All insurance coverage obtained by the Board of Directors shall be written in the name of the Association as Trustee for the respective benefitted parties, as further identified in (b) below. Such insurance shall be governed by the provisions hereinafter set forth:

(a) All policies shall be written with a company licensed to do business in Tennessee which holds a Best's rating of A 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 on the Common Area shall be for the benefit of the Association and its members as their interests may appear; all policies secured at the request of a Neighborhood shall be for the benefit of the Neighborhood Association, if any, the Owners of Units within the Neighborhood and their Mortgagees, as their interests may appear.

(c) Exclusive authority to adjust losses under policies in force on the Properties obtained by the Association shall be vested in the Association's Board of Directors; 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 Board of Directors 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 (1) or more qualified persons, at least one (1) of whom must be in the real estate industry and familiar with construction in the Davidson County, Tennessee, area.

(f) The Association's Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:

(i) a waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners, and their respective tenants, servants, agents, and guests;

(ii) a waiver by the insurer of its rights to repair, and reconstruct, instead of paying cash;

(iii) that no policy may be cancelled, invalidated or suspended on account of any one or more individual Owners;

(iv) that no policy may be cancelled, invalidated, or suspended on account of the conduct of any Director, officer, or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, its manager, any Owner, or Mortgagee;

(v) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and

(vi) that the Association will be given at least thirty (30) days' prior written notice of any cancellation, substantial modification, or non-renewal.

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 necessary, directors' and officers' liability coverage, and, if reasonably available, a fidelity bond or bonds on directors, officers, employees, and other Persons handling or responsible for the Association's funds. 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, 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 2. Individual Insurance. By virtue of taking title to a Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry blanket all-risk casualty insurance on the Unit(s) and structures constructed thereon meeting the same requirements as set forth for insurance in Section 1 of this Article V, unless the Neighborhood Association or Committee for the Neighborhood in which the Unit is located or the Association carries such insurance. Each Owner further covenants and agrees that in the event of a partial loss or damage and destruction resulting in less than total destruction of structures comprising his Unit, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article XI of this Declaration and the Owner shall pay any costs of any repair or reconstruction which are not covered by insurance proceeds, such repair or reconstruction to be completed within one hundred eighty (180) days of the date of the occurrence of the damage or destruction. In the event that the structure is totally destroyed the Owner may decide not to rebuild or to reconstruct, in which case the Owner shall, within thirty (30) days of the date of the damage or destruction, clear the Unit of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Unit in a neat and attractive condition consistent with the Community-Wide Standard.

A Neighborhood Association or Committee may impose more stringent requirements regarding the standards for rebuilding or reconstructing structures on the Units subject to its jurisdiction and the standard for returning the Units to their natural state in the event the structures are not rebuilt or reconstructed.

Section 3. Disbursement of Proceeds. 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 thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repairs or reconstruction to the Common Area or, in the event no repair or reconstruction is made, 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.

Section 4. Damage and Destruction.

(a) Immediately after the damage or destruction by fire or other casualty to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Properties. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Properties 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 the applicable building code.

(b) Any damage or destruction to the Common Area shall be repaired or reconstructed unless the Voting Members representing at least seventy-five (75%) percent of the total vote of the Association shall decide within sixty (60) days after the casualty not to repair or reconstruct. Any damage or destruction to the common property of any Neighborhood Association shall be repaired or reconstructed unless the members holding at least seventy-five (75%) percent of the total vote of the Neighborhood Association whose common property is damaged 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 or the Neighborhood Association, as appropriate, 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 Common Area damage or destruction 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 or to the common property of any Neighborhood Association shall not be repaired or reconstructed and no alternative improvements are authorized then and in that event the affected portion of the Properties shall be restored to their natural state and maintained by the Association or the Neighborhood Association, as applicable, in a neat and attractive condition, consistent with the Community-Wide Standard.

Section 5. Repair and Reconstruction. If the damage or destruction to the Common Area or to the common property of a Neighborhood Association for which insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Voting Members, levy a special assessment

against all Owners on the same basis as provided for General Assessments, provided if the damage or destruction involves the common property of a Neighborhood Association, only the Owners of Units in the affected Neighborhood Association shall be subject to such assessment. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

Article VI
No Partition

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 Properties or any part thereof seek any judicial partition unless the Properties have been removed from the provisions of this Declaration. This Article shall not be construed to prohibit the Board of Directors 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.

Article VII
Condemnation

Whenever all or any part of the Common Area shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of Voting Members representing at least two-thirds (2/3) of the total Association vote and the Declarant as long as the Declarant owns any property described on Exhibits "A" or "B") by any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice thereof. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:

If the taking involves a portion of the Common Area on which improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant so long as the Declarant owns any property described in Exhibits "A" or "B" of this Declaration, and Voting Members representing at least seventy-five (75%) percent of the total vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Area to the extent lands are available therefor, in accordance with plans approved by the Board of Directors of the Association. If such improvements are to be repaired or restored, the above provisions in Article V hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board of Directors of the Association shall determine.

Article VIII
Annexation of Additional Property

Section 1. Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option from time to time at any time until all property described on Exhibit "B" has been subjected to this Declaration or January 1, 2000, whichever is earlier, to subject to the provisions of this Declaration and the jurisdiction of the Association all or any portion of the real property described in Exhibit "B", attached hereto and by reference made a part hereof, whether in fee simple or leasehold, by filing in the public records of Davidson County, Tennessee, an amendment annexing such Properties. Such Subsequent Amendment to this Declaration shall not require the consent of members or Voting Members. Any such annexation shall be effective upon the filing for record of such Subsequent Amendment unless otherwise provided therein. Declarant shall have the unilateral right to transfer to any other Person the said right, privilege, and option to annex additional property which is herein reserved to Declarant, provided that such transferee or assignee shall be the developer of at least a portion of the real property described in Exhibits "A" or "B" attached hereto and that such transfer is memorialized in a written instrument executed by the Declarant and recorded in the public records of Davidson County, Tennessee.

Section 2. Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, the Association may annex real property other than that shown on Exhibit "B", and following the expiration of the right in Section 1 of this Article, the Properties shown on Exhibit "B", to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of Voting Members or alternates representing a majority of the Class "A" votes of the Association (other than those held by Declarant) present at a meeting duly called for such purpose and of the Declarant, so long as Declarant owns property subject to this Declaration or which may become subject in accordance with Section 1 of this Article. Annexation shall be accomplished by filing of record in the Register's Office for Davidson County, Tennessee, a Subsequent Amendment with respect to the Properties being annexed. Any such Subsequent Amendment shall be signed by the President and the Secretary of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the By-Laws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for, and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section 2, and to ascertain the presence of a quorum at such meeting.

Section 3. Acquisition of Additional Common Area. Declarant may convey or cause to be conveyed to the Association additional

real estate, improved or unimproved, located within the properties described in Exhibits "A" or "B" which upon conveyance or dedication to the Association shall be accepted by the Association and thereafter shall be maintained by the Association at its expense for the benefit of all its Members.

Section 4. Amendment. This Article VIII shall not be amended without the prior written consent of Declarant, so long as the Declarant owns any property described in Exhibits "A" or "B".

Article IX Rights and Obligations of the Association

Section 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 and all improvements thereon (including, without limitation, furnishings and equipment related thereto and common landscaped areas), and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to the terms and conditions hereof.

Section 2. Personal Property and Real Property for Common Use. The Association, through action of its Board of Directors, may acquire, hold, and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests within the Properties conveyed to it by the Declarant.

Section 3. Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties, 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 in the By-Laws of the Association. In addition, the Association, through the Board, may, by contract or other agreement, enforce county ordinances or permit the County of Davidson to enforce ordinances on the Properties for the benefit of the Association and its Members.

Section 4. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, 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 5. Powers of the Association with Respect to Neighborhoods. The Association shall have the absolute power to veto any

action taken or contemplated to be taken by any Neighborhood Association or Committee, and the Association shall have the absolute power to require specific action to be taken by any Neighborhood Association or Committee in connection with the obligations and responsibilities hereunder or under any other covenants affecting the Properties. Without limiting the generality of the foregoing, the Association may require specific maintenance or repairs or aesthetic changes to be effectuated by the Neighborhood Association or Committee, may require that proposed budgets include certain items and that expenditures be made therefor, may veto or cancel any contract providing for maintenance, repair or replacement of the property governed by such Neighborhood Association or Committee and may otherwise require or veto any other action of the Neighborhood Association or Committee or any committee thereof as the Association deems appropriate from time to time.

Any action required by the Association in a written notice to be taken by a Neighborhood Association or Committee shall be taken within the time frame set by the Association in such written notice. If the Neighborhood Association or Committee fails to comply with the requirements set forth in such written notice, the Association shall have the right to effect such action on behalf of the Neighborhood Association or Committee and shall assess the Units contained within such Neighborhood for their prorata share of any expenses incurred by the Association under the circumstances (to cover the Association's administrative expenses in connection with the foregoing and to discourage failure to comply with the requirements of the Association) in the manner provided in Article X, Section 3 hereof. Such assessments may be collected as a Special Assessment hereunder and shall be subject to all lien rights provided for herein.

Section 6. Special Services. The Association shall have the right to make available to Members special services, such as, but not limited to, tennis lessons, or other services, the cost of which is not included in the operating budget of the Association, and to charge user fees or other charges to cover the costs thereof to Members requesting such services.

Article X Assessments

Section 1. Creation of Assessments. There are hereby created assessments for Common Expenses as may from time to time specifically be authorized by the Board of Directors to be commenced at the time and in the manner set forth in Section 6 of this Article. There shall be three (3) types of assessments: (1) General Assessments to fund expenses for the benefit of all Members of the Association; (2) Neighborhood Assessments for expenses benefitting only Units within a particular Neighborhood; and (3) Special Assessments as described in Section 3 below.

General Assessments shall be levied equally on all Units. Neighborhood Assessments shall be levied equally on all Units within

the Neighborhood for whose benefit Common Expenses are incurred which benefit less than the Association as a whole. Special Assessments shall be levied as provided in Section 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.

All assessments, together with interest at a rate not to exceed 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 on the land and shall be a 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, 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 title.

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 processing fee not to exceed Fifty (\$50.00) Dollars for the issuance of such certificate.

Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, acceleration of the annual General Assessment for delinquents. Unless the Board otherwise provides, the General Assessment and Neighborhood Assessment shall be paid in annual installments.

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. No diminution or abatement of assessment 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 By-Laws, 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, the obligation to pay assessments being a separate and independent covenant on the part of each Owner.

So long as the Declarant has an option unilaterally to subject additional property to this Declaration, the following shall apply: unless assessments have commenced, pursuant to Section 6 below

on all Units subject to this Declaration as of the first day of any fiscal year, the Declarant shall be obligated for the difference between the amount of assessments levied on all Units subject to assessment and the amount of actual expenditures required to operate the Association during the fiscal year. This obligation may be satisfied in the form of a cash subsidy or by "in kind" contributions of services or materials, or a combination of these.

The Association is specifically authorized to enter into subsidy contracts or contracts for "in kind" contribution of services or materials or a combination of services and materials with Declarant or other entities for the payment of some portion of the Common Expenses.

Section 2. Computation of Assessments.

(a) Computation of General Assessment. It shall be the duty of the Board, at least sixty (60) days before the beginning of the fiscal year and thirty (30) days prior to the meeting at which the budget shall be presented to the Voting Members, to prepare a budget covering the estimated costs of operating the Association during the coming year. The budget shall include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared and shall separately list general expenses. The General Assessment to be levied for the coming year against each Unit subject to assessment under Section 6 below shall be computed by dividing the total operating budget (excluding Neighborhood expenses) by the total number of Units subjected to this Declaration as of sixty (60) days before the end of the current fiscal year. The Board shall cause a copy of the budget and the amount of the General Assessments to be levied against each Unit for the following year to be delivered to each Owner at least fifteen (15) days prior to the meeting. The budget and the assessment shall become effective unless disapproved at the meeting by a vote of Voting Members or their alternates representing at least a majority of the total Class "A" vote in the Association, and the approval of the Class "B" member, so long as the Class "B" membership exists.

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 the succeeding year, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the then current year shall continue for the succeeding year.

(b) Computation of Neighborhood Assessments. It shall be the duty of the Board, at least sixty (60) days before the beginning of each fiscal year, to prepare a separate budget covering the estimated Neighborhood expenses to be incurred by the Association for each Neighborhood on whose behalf Neighborhood expenses are expected to be incurred during the coming year. The Board shall be entitled to set such budget only to the extent that this Declaration or the By-Laws

specifically authorizes the Board to assess certain costs as a Neighborhood Assessment. The Neighborhood Association or Committee for each Neighborhood may request that additional services or a higher level of services be provided by the Association, and in such case, any additional costs shall be added to such budget. Such budget shall include a capital contribution establishing a reserve fund for repair and replacement of capital items within the Neighborhood, or within Limited Common Areas, as appropriate. Expenses incurred in connection with Limited Common Areas shall be assessed equally against the Owners of Units in those Neighborhoods which have been assigned the use of such Limited Common Areas and shall be included as a part of the Neighborhood Assessment. Neighborhood expenses shall be allocated equally among all Units within the Neighborhood benefitted thereby and levied as a Neighborhood Assessment. The Board shall cause a copy of such budget and notice of the amount of the Neighborhood Assessment to be levied on each Unit in the Neighborhood for the coming year to be delivered to each Owner of a Unit in the Neighborhood at least thirty (30) days prior to the beginning of the fiscal year. During the Class "B" Control Period, such budget and assessment shall become effective unless disapproved by Declarant. After the termination of the Class "B" Control Period, such budget and assessment shall become effective unless disapproved by a majority of the Owners of Units in the Neighborhood which the Neighborhood Assessment applies; provided, there shall be no obligation to call a meeting for the purpose of considering the budget except on petition of Owners of at least ten (10%) percent of the Units in such Neighborhood. Meetings of Neighborhood Committees, if called, shall be conducted in accordance with Article V, Section 3 of the By-Laws.

In the event the proposed budget for any Neighborhood 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, the budget in effect for the immediately preceding year shall continue for the current year.

Section 3. Special Assessments. In addition to the assessments authorized in Section 1 of this Article, the Association may levy a Special Assessment or Special Assessments in any year applicable to that year; provided, such assessment shall have the affirmative vote or written consent of Voting Members or their alternates representing fifty-one (51%) percent of the Class "A" vote in the Association held by Members other than Declarant and the approval of the Class "B" member, so long as the Class "B" membership exists.

The Association may levy a Special Assessment against any Member to reimburse the Association for costs incurred in bringing a Member and his Unit into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the By-Laws, 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. The Association may also levy a Special Assessment against the Units in any Neighborhood to reimburse the Association for costs

incurred in bringing the Neighborhood into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the By-Laws, and the Association rules and regulations, which Special Assessment may be levied upon the vote of the Board after notice to the senior officer or the Neighborhood Association or Committee and an opportunity for a hearing.

Section 4. Lien for Assessments. A lien for unpaid assessments and other charges provided for herein shall exist and shall be perfected, without any further action on the Association's part, on all Units on the due date of any such assessment or charge. The Association may, but shall not be required to, record a notice of lien on any Unit to evidence its lien on such Unit. The lien shall be prior and superior to all other liens, except (1) all taxes, bonds, assessments, and other levies which by law would be superior thereto, and (2) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value.

Such lien may be enforced by suit, judgment, and/or foreclosure.

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. After notice and an opportunity for a hearing, the Board may temporarily suspend the voting rights of a Member who is in default in payment of any assessment.

Section 5. Capital Budget and Contribution. The Board of Directors shall 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 shall set the required capital contribution in an amount sufficient to permit meeting the projected capital 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 shall be fixed by the Board and included within and distributed with the budget and assessment, as provided in Section 2 of this Article.

Section 6. Date of Commencement of Assessments. The assessments provided for herein shall commence as to each Unit on the first day of the first month following the closing of the purchase of

the Unit from Declarant. The first annual assessment shall be adjusted according to the number of days remaining in the fiscal year at the time assessments commence on the Unit. At the option of Declarant, the first annual assessment, as prorated for the remaining portion of the fiscal year, may be required to be paid at the closing of the initial sale of a Unit.

Section 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 nonjudicial 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, 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 all of the Units, including such acquirer, its successors and assigns.

Section 8. Capitalization of Association. Upon acquisition of record title to a Unit by the first purchaser thereof other than the Declarant or an owner who purchases solely for the purpose of constructing a dwelling thereon for resale, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount equal to one-sixth (1/6) of the amount of the annual General Assessment and any Neighborhood Assessment for the Unit for that year as determined by the Board. This amount shall be deposited into the purchase and sales escrow account and disbursed therefrom to the Association for use in meeting unforeseen expenditures, purchasing equipment deemed necessary or desirable, or otherwise covering operating expenses properly incurred by the Association. Such contributions shall not be considered an advance payment of regular assessments.

Section 9. Exempt Property. Notwithstanding anything to the contrary herein, the following property shall be exempt from payment or General Assessments, Neighborhood Assessments, and Special Assessments

(a) all Common Area; and

(b) all property dedicated to and accepted by any governmental authority or public utility, including, without limitation, public schools, public streets, and public parks.

Article XI
Architectural Standards

The Board of Directors shall have the authority and standing on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the committees established in Sections 1 and 2 of this Article XI. This Article may not be amended without the Declarant's written consent so long as the Declarant owns any property subject to this Declaration or has an unexpired option to subject additional property to this Declaration.

No construction, which term shall include within its definition staking, clearing, excavation, grading, and other site work, and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, until the requirements thereof have been fully met, and until the approval of the appropriate committee has been obtained.

Section 1. New Construction Committee. The New Construction Committee (NCC) shall have exclusive jurisdiction over all original construction on any portion of the Properties. The NCC shall prepare and, on behalf of the Board of Directors, shall promulgate design and development guidelines and application and review procedures, all as part of the Devon Hills Community Development Code ("DHCDC"), which design and development guidelines and application and review procedures shall be incorporated herein by reference as if copied verbatim herein, and shall be deemed to be covenants and restrictions herein subject to the enforcement provisions for covenants and restrictions contained herein. Such design and development guidelines and application and review procedures may set forth various items, including by way of illustration and not by way of limitation, minimum square footage requirements for Units constructed in Devon Hills. Copies of the DHCDC shall be available from the NCC for review. The guidelines and procedures shall be those of the Association, and the NCC shall have sole and full authority to prepare and to amend the DHCDC. The NCC shall have no obligations to record any amendments or revisions to the DHCDC. It shall make the DHCDC available to Owners, builders, and developers who seek to engage in development of or construction upon all or any portion of the Properties and such Owners, builders and developers shall be required to conduct their operations strictly in accordance with the DHCDC as latest revised and amended. Until one hundred (100%) percent of the Properties, computed on an area basis, have been developed and conveyed to purchasers in the normal course of development and sale, the Declarant retains the right to appoint all members of the NCC, which shall consist of at least three (3), but no more than five (5) persons. There shall be no surrender of this right prior to that time, except in a written instrument in recordable form executed by Declarant. Upon the expiration of such right, the Board of Directors shall appoint the members of the NCC in the same manner as provided in Section 2 of this Article for the Modifications Committee.

Section 2. Modifications Committee. The Board of Directors may appoint a Modifications Committee (MC) to consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The MC, if established, shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units or structures containing Units and the open space if any, appurtenant thereto; provided, however, the MC may delegate this authority to the appropriate board or committee of any owners association subsequently created or subsequently subjected to this Declaration so long as the MC has determined that such board or committee has in force review and enforcement practices, procedures, and appropriate standards at least equal to those of the MC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The Modifications Committee shall promulgate detailed standards and procedures governing its areas of responsibility and practice, consistent with the DHCDC. In addition thereto, the following shall apply. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the MC for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his Unit, or to paint the interior of his Unit any color desired. In the event that the MC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

Section 3. No Waiver of Future Approvals. The approval of either the NCC or MC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

Section 4. Variance. The NCC may authorize variances from compliance with any of the provisions of the DHCDC when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) estop the Committee from denying a variance in other circumstances. For purposes of this

Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not necessarily be considered a hardship warranting a variance.

Article XII
Use Restrictions

The Properties shall be used only for residential, recreational, and related purposes (which may include, without limitation, offices for any property manager retained by the Association, business offices for the Association, or model apartment of condominium units) as may more particularly be set forth in this Declaration, amendments hereto or subsequently recorded declarations creating associations subject to this Declaration. The declaration or other creating document for any other association may impose stricter standards than those contained in this Article. The Association, acting through its Board of Directors, shall have standing and the power to enforce such standards.

The Association, acting through its Board of Directors, shall have authority to make, to modify, and to enforce standards and restrictions governing the use of Units and Common Area, including common property of any Neighborhood Association, in addition to those contained herein, and to impose reasonable user fees for facilities, including, but not limited to, swimming pools, tennis courts, community center and parking facilities, if any. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, cancelled or modified in a regular or special meeting of the Association by Voting Members representing a Majority of the total Class "A" votes in the Association and by the vote of the Class "B" member, so long as such membership shall exist.

Section 1. Signs. No sign of any kind shall be erected within the Properties without the written consent of the Board of Directors unless such sign is in strict compliance with regulations adopted by the Board. The Board of Directors and the Declarant shall have the right to erect signs as they, in their discretion, deem appropriate.

Section 2. Parking and Garages. Vehicles shall be parked only in the garages or in the driveways serving the Units or appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. All commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely within a garage or as otherwise permitted by the Board. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed.

Section 3. Occupants Bound. All provisions of the Declaration, By-Laws 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 of any Unit.

Section 4. Animals and Pets. No animals, livestock, or poultry of any kind shall be raised, bred, kept, or permitted on any Unit, except that dogs, cats, or other usual and common household pets not to exceed a total of two (2) may be permitted in a Unit. Pets shall not be permitted to roam free, and if they do, or, in the sole discretion of the Association if they endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any property located adjacent to the Properties, any permitted animal, livestock or poultry shall be removed upon request of the board; if the owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Owners shall observe the leash law ordinances of the Metropolitan Government of Nashville, Davidson County, Tennessee.

Section 5. Nuisance and Hazardous Substances. No Unit shall be used, in whole or in part, for the storage of any property or thing that will cause such Unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any Hazardous Substance (as herein defined), substance, thing, or material be kept upon any Unit 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 any other Unit. No Hazardous Substance shall be incorporated in the construction of any improvement on any Unit. Hazardous Substances shall mean: Any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, a hazardous or toxic substance, or other similar term, by any federal, state, or local environmental statute, regulation, or ordinance presently in effect or that may be promulgated in the future, as such statutes, regulations, and ordinances may be amended from time to time, including, without limitation, asbestos in friable form and petroleum products. No noxious or offensive activity shall be carried on upon any Unit, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to the Unit. 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 the enjoyment of the Properties.

Section 6. 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 Properties. No inoperable or abandoned vehicles shall be parked on any street.

Section 7. Antennas. No exterior antennas, aerials, satellite dishes, 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 the Properties, including any Unit, without the prior written consent of the Board or its designee. The 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 or a portion of the Properties, should any such master system or systems be utilized by the Association and require any such exterior apparatus.

Section 8. Clotheslines, Garbage Cans, Tanks, Etc. All garbage cans, above-ground tanks, and other similar items shall be located or screened so as to be concealed from view of neighboring Units, streets, and property located adjacent to the Unit. All rubbish, trash, and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate thereon. No clotheslines shall be permitted on any Unit. Trash and garbage shall not be allowed to sit on or in front of any Lot. Garbage and trash to be picked up shall be placed in heavy plastic bags or in plastic or metal garbage cans and shall be put outside for pick-up no earlier than the morning of the day(s) of pick-up.

Section 9. Subdivision of Unit. No Unit shall be subdivided or its boundary lines changed except with the prior written approval or the Board of Directors of the Association. Declarant, however, hereby expressly reserves the right to replat any Unit or Units which it owns prior to conveyance by Declarant. Any such division, boundary line change, or replatting shall not be in violation of the applicable subdivision and zoning regulations.

Section 10. Guns. The discharge of firearms within the Properties is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size.

Section 11. Pools. No above-ground pools shall be erected, constructed or installed on any Unit.

Section 12. Irrigation. No sprinkler or irrigation systems of any type which draw upon water from creeks, streams, rivers, lakes, ponds, canals or other waterways within the Properties shall be installed, constructed or operated within the Properties unless prior written approval has been received from the NCC. All sprinkler and irrigation systems shall be subject to approval in accordance with Article XI of this Declaration and shall draw water only from city or county water supplies or wells, unless otherwise approved.

Section 13. Trailers and Temporary Structures. Except as may be permitted by the NCC during initial construction of Units, no utility shed, shack, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Properties.

Section 14. 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 rechannel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Declarant hereby reserves a perpetual easement across the Properties for the purpose of altering drainage and water flow.

Section 15. Tree Removal. No trees shall be removed from any portion of the Properties by any person other than Declarant unless approved in accordance with Article XI of this Declaration.

Section 16. 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 traffic or sight problems.

Section 17. Utility Lines. Except as installed or approved by Declarant, no overhead utility lines, including lines for cable television, shall be permitted within the Properties, except for temporary lines as required during construction and high voltage lines if required by law or for safety purposes.

Section 18. Air Conditioning Units. Except as may be permitted by the Board or its designee, no window air conditioning units may be installed in any Unit.

Section 19. Lighting. Except for seasonal Christmas decorative lights, which may be used between December 1 and January 10 only, all exterior lights must be approved in accordance with Article XI of this Declaration.

Section 20. Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculpture, fountains, flags, and similar items must be approved in accordance with Article XI of this Declaration.

Section 21. 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 XI hereof.

Section 22. Mailboxes. All mailboxes shall satisfy applicable postal regulations and shall conform to specifications established by the Declarant.

Section 23. Leases. Except as otherwise provided in this Section in the case of undue hardship, the leasing of a Unit or Units shall be prohibited. The Board of Directors shall be empowered to allow reasonable leasing of Units to avoid undue hardship, including, but not limited to, (a) where a Unit Owner must relocate his or her residence and cannot, within ninety (90) days from the date that the Unit was placed on the market, sell the Unit for at least the current appraised market value, after having made reasonable efforts to do so; (b) where the Owner dies and the Unit is being administered by his or her estate; or (c) where the Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Unit, in which case the Unit Owner must reapply at the end of the lease term for renewal of the hardship exception. Those Owners who are required to demonstrate and have demonstrated that the inability to lease their Unit would result in undue hardship and who have obtained the requisite approval of the Board may lease their Units for such duration as the Board reasonably determines is necessary to prevent undue hardship.

Notwithstanding any provision herein to the contrary, the provisions of the immediately preceding paragraph shall not apply to any leasing transaction entered into by (i) the Owner of a Unit who purchased the Unit from the holder of a first Mortgage, (ii) the holder of any first Mortgage on a Unit who becomes the Owner of a Unit through foreclosure or any other means pursuant to the satisfaction of the indebtedness secured by such Mortgage, or (iii) the Owner of any condominium unit, apartment unit or townhouse unit, so long as any lease agreement involving an apartment, condominium or townhouse unit is for a minimum term of six (6) months and the relevant apartment, condominium or townhouse association or committee shall have adopted tenant qualification standards acceptable to the Association.

Such leasing as is permitted hereunder shall be subject to reasonable rules promulgated by the Board and the following restrictions. All leases shall be in writing and a copy shall be filed with the Board of Directors. There shall be no subleasing or assignment of leases except with the prior written approval of the Board. No transient tenants shall be accommodated in any Unit. No Unit shall be leased except in its entirety.

Section 24. Playground. Any playground or other play areas or equipment furnished by the Association or erected within the Properties 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.

Section 25. Fences. No fences of any kind shall be permitted on any Unit except as approved in accordance with Article XI of this Declaration.

Section 26. 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 Properties; (c) the business activity does not involve Persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, 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 includes 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. Notwithstanding the above, the leasing of a Unit in accordance with Section 23 of this Article shall not be considered a trade or business within the meaning of this Section.

Section 27. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon, in or under any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon, in or under any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

Article XIII General Provisions

Section 1. Term. The covenants and restrictions of this Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any Properties 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 2. Amendment. Prior to the conveyance of the first Unit, Declarant may unilaterally amend this Declaration. After such conveyance, the Declarant may amend this Declaration so long as it still owns property described in Exhibits "A" or "B" for development as part of the Properties; and so long as the amendment has no material adverse effect upon any right of any Owner; thereafter and otherwise, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Voting Members representing seventy-five (75%) percent of the total votes of the Association. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the Register's Office for Davidson County, Tennessee.

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

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 3. Indemnification. As more particularly set forth in Article VI of the By-Laws, the Association shall indemnify every officer, director, and committee member against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director or committee member.

Section 4. Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Unit and such portion or portions of the Common Area adjacent thereto or as between adjacent Units due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of these restrictions) to a distance of not more than one (1) foot, as measured from any point on the common boundary between each Unit and the adjacent portion of the Common Area or as between said adjacent Units, as the case may be, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of an Owner, tenant, or the Association.

Section 5. Easements for Utilities, Etc. There is hereby reserved unto Declarant, its general partners, and its designees, so long as any of the foregoing own any property described on Exhibits "A" or "B", and to the Association and its designees, (which may include, without limitation, 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, walkways, and all utilities, including, but not limited to, water, irrigation water supply systems, sewers, meter boxes, telephones, gas, and electricity.

Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on said Properties, except as may be approved by the Association's Board of Directors 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 of Directors shall have the right to grant such easement on said Properties 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 Properties.

The Board shall have, by a two-thirds (2/3) vote, the power to dedicate all or part of the Common Area to Davidson County, Tennessee or any other local, state, or federal governmental entity, subject to such approval requirements as may be contained in Article XIV, Section 2 of this Declaration.

Section 6. Easement for Access to Adjacent Property. The Declarant, its general partners, and its duly authorized agents, representatives, and employees as well as their successors, assigns, licensees and mortgagees, shall have and there is hereby reserved an easement over the Properties for the purposes of enjoyment, use, access and development of the property described in Exhibit "B" attached hereto and by this reference incorporated herein. This easement includes but is not limited to ingress and egress over Common Areas for construction of roads and installation of utilities on the property described in Exhibits "B". Declarant agrees that it, its successors and assigns, shall be responsible for any damages caused to the Common Areas as a result of vehicular traffic connected with development of the property described in Exhibit "B".

Section 7. 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 8. 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 9. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of seventy-five (75%) percent of the Board of Directors. In the case of such a vote, and notwithstanding anything contained in this Declaration or the Charter or By-Laws of the Association to the contrary, a Board member shall not vote in favor of bringing or prosecuting any such proceeding unless authorized to do so by a vote of seventy-five (75%) percent of all Members of the District represented by the Board member. Any meeting called for such purpose shall be subject to the same notice and quorum requirements and other procedures as provided in the By-Laws for meetings of the membership. 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 X hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Declarant or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 10. Use of the Name Devon Hills. No Person shall use the name "Devon Hills" or any derivative thereof in any printed or promotional material without the prior written consent of the Declarant. However, Owners may use the term "Devon Hills" in printed or promotional matter where such term is used solely to specify that particular property is located within Devon Hills.

Section 11. Security. The Declarant and/or the Association may, but shall not be obligated to, undertake certain measures designed to increase safety or security in the Properties. In such event, NEITHER THE ASSOCIATION NOR THE DECLARANT SHALL IN ANY WAY BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY WITHIN THE PROPERTIES, AND NEITHER THE ASSOCIATION NOR THE DECLARANT SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN. ALL OWNERS, TENANTS, GUESTS AND INVITEES OF ANY OWNER, AS APPLICABLE, ACKNOWLEDGE THAT THE DECLARANT, THE ASSOCIATION AND ITS BOARD OF DIRECTORS, AND THE NEW CONSTRUCTION AND MODIFICATIONS COMMITTEES DO NOT REPRESENT OR WARRANT THAT ANY FIRE PROTECTION SYSTEM OR BURGLAR ALARM SYSTEM DESIGNATED BY OR INSTALLED ACCORDING TO GUIDELINES ESTABLISHED BY THE DECLARANT OR THE NEW CONSTRUCTION OR MODIFICATIONS COMMITTEES MAY NOT BE COMPROMISED OR CIRCUMVENTED, THAT FIRE PROTECTION AND BURGLAR ALARM SYSTEMS WILL PREVENT LOSS BY FIRE, SMOKE, BURGLARY, THEFT, HOLD-UP, OR OTHERWISE, NOR THAT FIRE PROTECTION AND BURGLARY ALARM SYSTEMS WILL IN ALL CASES PROVIDE THE DETECTION OR PROTECTION FOR WHICH THE SYSTEM IS DESIGNED OR INTENDED. EACH OWNER, TENANT, GUEST OR INVITEE OF AN

OWNER, AS APPLICABLE, ACKNOWLEDGES AND UNDERSTANDS THAT THE DECLARANT, THE ASSOCIATION, THE BOARD OF DIRECTORS AND COMMITTEES ARE NOT INSURERS AND THAT EACH OWNER, TENANT, GUEST AND INVITEE ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO UNITS AND TO THE CONTENTS OF UNITS AND FURTHER ACKNOWLEDGE THAT DECLARANT, THE ASSOCIATION, THE BOARD OF DIRECTORS AND COMMITTEES HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER, TENANT, GUEST OR INVITEE RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE RELATIVE TO ANY SECURITY MEASURES UNDERTAKEN.

Article XIV
Mortgagee Provisions

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

Section 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 Unit 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 Properties or which affects any Unit 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 Unit 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 Unit 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 2. Special FHLMC Provision. So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing. Unless at least two-thirds (2/3) of the first Mortgagees or Voting Members representing at least two-thirds (2/3) of the total Association vote entitled to be cast thereon consent, the Association shall not:

(a) by act or omission seek to abandon, partition, subdivide, encumber, sell, 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);

(b) change the method of determining the obligations, assessments, dues, or other charges which may be levied against an Owner of a Unit (a decision by the Board, or provisions of any declaration subsequently recorded on any portion of the Properties regarding assessments for Neighborhoods or other similar areas, shall not be subject to this provision where such decision or subsequent declaration is otherwise authorized by this Declaration);

(c) 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 Units and of the Common Area (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);

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

(e) 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 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 Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to, or a taking of the Common Area.

Section 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 Unit.

Section 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 6. Applicability of Article XIV. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, By-Laws, or Tennessee law for any of the acts set out in this Article.

Section 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 thirty (30) days of the date of the Association's request.

Article XV Declarant's Rights

Any or all of the special rights and obligations of the 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 the Declarant and duly recorded in the Register's Office for Davidson County, Tennessee. Nothing in this Declaration shall be construed to require Declarant, its general partners, or any successor to develop any of the property set forth in Exhibit "B" in any manner whatsoever.

Notwithstanding any provisions contained in this Declaration, the By-Laws, Charter, use restrictions, rules and regulations, design guidelines, and any amendments thereto, so long as construction and initial sale of Units shall continue, it shall be expressly permissible for Declarant, its general partners, and any builder or developer approved by Declarant to maintain and carry on upon such portion of the Properties as Declarant and its general partners may deem necessary, such facilities and activities as, in the sole opinion of Declarant and its general partners, may be reasonably required, convenient, or incidental to Declarant's, its general partners', and such builder's or developer's development, construction, and sales activities related to the Properties and any other property now owned or which may in the future be owned by Declarant, its general partners, and any builder or developer approved by Declarant (such other property hereinafter referred to as "Additional Property"). Declarant, its general partners, and any such builder or developer shall have an easement for access to such facilities.

This reserved easement shall constitute a burden on the title to the Properties and specifically includes, but is not limited to: (a) the right of access, ingress and egress for vehicular and pedestrian traffic over, under, in or on the Properties; (b) the right to tie into any portion of the Properties with driveways, parking areas and walkways; (c) the right to tie into and/or otherwise connect

and use (without a tap-on or any other fee for so doing), replace, relocate, maintain and repair any device which provides utility or similar services including, without limitation, electrical, telephone, natural gas, water, sewer and drainage lines and facilities constructed or installed in, on, under and/or over the Properties; (d) the right to carry on sales and promotional activities on the Properties; (e) the right to construct and operate business offices, signs, construction trailers, model residences, and sales offices on the Properties. The right to maintain and carry on such facilities and activities shall include specifically the right to use Units owned or leased by the Declarant, its general partners, or any such builder or developer, and any clubhouse or community center which may be owned by the Association, as model residences and sales offices, respectively. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

No rights, privileges, or easements granted or reserved herein shall be merged into the title of the Properties, but shall be held independent of such title, and no such right, privilege, or easement shall be surrendered, conveyed, or released except by delivery of a quit-claim deed from Declarant releasing such right, privilege, or easement by express reference thereto.

If these reserved easements are exercised without annexing any Additional Property to the Properties, the Owners of the affected Additional Property shall share the costs, if any, of using and maintaining utility and similar facilities, including, without limitation, electrical, telephone, natural gas, water (whether from well, river, or public utility), sewer, and drainage lines and facilities with the Owners in the Properties on a pro rata basis more specifically determined by Declarant.

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 Properties 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 the Declarant.

This Article may not be amended without the express written consent of the Declarant; provided, however, the rights contained in this Article shall terminate upon the earlier of (a) twenty-five (25) years from the date this Declaration is recorded, or (b) upon recording by Declarant of a written statement that all sales activity has ceased.

Article XVI
Metropolitan Government Rights Affecting Common Area

Section 1. Conveyance of Common Area. The Metropolitan Planning Commission and the Metropolitan County Council may require that the landowner provide for and establish an organization for the ownership and maintenance of any Common Area, and such organization shall not be dissolved nor shall it dispose of any Common Area, by sale or otherwise (except to an organization conceived and established to own and maintain the Common Area), without first offering to dedicate the same to the Metropolitan Government of Nashville and Davidson County and the said dedication be approved by the Metropolitan Planning Commission. However, the conditions of any transfer shall conform to the adopted final master development plan.

Section 2. Zoning Administrator Enforcement of Maintenance; Lien. In the event that the organization established to own and maintain Common Area, or any successor organization, shall at any time after the establishment of the planned unit development fail to maintain the Common Area in reasonable order and condition in accordance with the adopted master development plan, the zoning administrator may serve written notice upon such organization and/or the owners or residents of the Planned Unit Development and hold a public hearing. After thirty (30) days when deficiencies of maintenance are not corrected, the zoning administrator shall call upon any public or private agency to maintain the Common Area for a period of one (1) year. When the zoning administrator determines that the organization is not prepared for the maintenance for the Common Area such agency shall continue maintenance for yearly periods. The cost of such maintenance by such agency shall be assessed proportionately against the units within the planned unit development that have a right of enjoyment of the common open space and such costs shall become a lien on said property.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration this 15th day of APRIL, 1988.

DEVON HILLS LIMITED PARTNERSHIP
 BY: McNEIL & ASSOCIATES, INC.
 GENERAL PARTNER

BY: R. Steve Corbitt

TITLE: Vice President

"DECLARANT"

STATE OF TENNESSEE)
 COUNTY OF DAVIDSON)

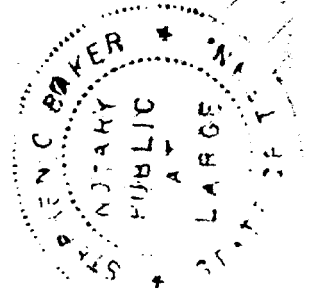
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R. Steve Corbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of McNeil & Associates, Inc., a general partner of Devon Hills Limited Partnership, the within named bargainer, a

Massachusetts limited partnership, and that he as such Vice President, of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Vice President of McNeil & Associates, Inc., general partner of Devon Hills Limited Partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of April, 1988.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



Land being in the Second Civil District of Nashville, Davidson County, Tennessee and being known as Arlington Green, Phase I, the Plat of which is recorded in Plat Book 6900, page 399, Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point in the North margin of Hicks Road as widened, said point being approximately 200' east of the intersection with Bellevue Road; thence N 7 deg. 32' 49" E, 515.00' to a point; thence N 77 deg. 36' 17" E, 981.10' to a point; thence S 67 deg. 34' 41" E, 182.77 feet to a point; thence S 45 deg. 48' 09" E, 300.74 feet to a point; thence S 38 deg. 34' 14" E, 296.06' to a point in the North margin of the proposed Hicks Road extension; thence with said margin and along a curve to the left having a central angle of 11 deg. 32' 29", a radius of 830.00', a tangent length of 83.88', a curve length of 167.19', a chord bearing of S 60 deg. 31' 52" W, and a chord distance of 166.91' to a point; thence continuing with said margin, S 54 deg. 45' 38" W, 200.87 feet to a point; thence continuing with said proposed margin and along a curve to the right having a central angle of 41 deg. 17' 11", a radius of 594.00', a tangent length of 223.78', a curve length of 428.03', a chord bearing of S 75 deg. 24' 13" W, and a chord distance of 418.83' to a point where proposed margin meets existing margin of Hicks Road as widened; thence with existing margin, N 83 deg. 57' 11" W, 870.73' to a point; thence continuing with margin, N 83 deg. 57' 11" W 14.54' to the point of beginning. Containing 21.42 acres, more or less.

Being part of the same property conveyed to Devon Hills Limited Partnership, a Massachusetts limited partnership by deeds from C. William Green and wife, Sarah H. Green, of record in Book 6491, page 332, and Book 7083, page 885, Register's Office for Davidson County, Tennessee.

SURVEYOR'S DESCRIPTION

A tract of land consisting of three parcels in the Second Civil District, Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., Tennessee, and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100, and being more particularly described as follows:

PARCEL A

BEGINNING at a point in the easterly margin of Hicks Road at said margin's intersection with the northerly right-of-way of Seaboard Systems Railroad;

THENCE, with said margin of Hicks Road and a curve to the left having a radius of 274.11 feet, a central angle of $26^{\circ} 10' 42''$, a chord of $N 70^{\circ} 51' 50'' W$, 124.15 feet for a curve length of 125.24 feet to an iron pin;

THENCE, continuing with said margin of Hicks Road, $N 83^{\circ} 57' 11'' W$, 1,055.84 feet to a point;

THENCE, with a curve to the right having a central angle of $71^{\circ} 01' 48''$, a radius of 296.00 feet, a chord of $N 48^{\circ} 26' 16'' W$, 343.90 feet, for a curve length of 366.95 feet to a point;

THENCE, leaving said easterly margin of Hicks Road, severing the lands of Devon Hills Limited Partnership, the following calls:

$N 66^{\circ} 43' 52'' E$, 868.66 feet to a point;

$N 37^{\circ} 03' 48'' E$, 371.90 feet to a point;

THENCE, with a curve to the right having a central angle of $66^{\circ} 34' 43''$, a radius of 150.00 feet, a chord of $S 5^{\circ} 08' 44'' E$, 164.66 feet for a curve length of 174.30 feet to a point;

THENCE, with a curve to the left having a central angle of $114^{\circ} 36' 43''$, a radius of 150.00 feet, a chord of $S 29^{\circ} 09' 13'' E$, 252.47 feet for a curve length of 300.05 feet to a point;

THENCE, with a curve to the right having a central angle of $58^{\circ} 17' 14''$, a radius of 200.00 feet, a chord of $S 57^{\circ} 18' 55'' E$, 194.80 feet for a curve length of 203.46 feet to a point;

THENCE, with a curve to the left having a central angle of $22^{\circ} 45' 14''$, a radius of 625.00 feet, a chord of $N 59^{\circ} 14' 27'' E$, 246.58 feet for a curve length of 248.21 feet;

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Page Two

THENCE, with a curve to the right having a central angle of $36^{\circ} 25' 55''$, a radius of 525.00 feet, a chord of $N 66^{\circ} 12' 10'' E$, 328.23 feet for a curve length of 333.82 feet to a point;

THENCE, with a curve to the left, having a central angle of $8^{\circ} 53' 38''$, a radius of 2,540.00 feet, a chord of $S 12^{\circ} 52' 51'' E$, 393.88 feet for a curve length of 394.28 feet to a point;

THENCE, $S 17^{\circ} 19' 40'' E$, 305.32 feet to a point in the northerly margin of Seaboard Systems Railroad;

THENCE, with said northerly margin as follows:

$S 81^{\circ} 30' 15'' W$, 163.44 feet to a point;

$S 08^{\circ} 29' 45'' E$, 25.00 feet to a point;

$S 81^{\circ} 30' 15'' W$, 437.08 feet to the point of beginning.

Containing 1,061,320 square feet or 24.36 acres, more or less.

PARCEL A-1

BEGINNING at a point of the easterly margin of Hicks Road at its intersection with the southerly right-of-way of Seaboard Systems Railroad;

THENCE, with said southerly right-of-way, $N 81^{\circ} 30' 15'' E$, 350.51 feet to a point;

$S 08^{\circ} 29' 45'' E$, 25.00 feet to a point;

$N 81^{\circ} 30' 15'' E$, 186.74 feet to a point;

THENCE, leaving said southerly margin and severing the lands of said Devon Hills Limited Partnership, $S 17^{\circ} 19' 40'' E$, 96.29 feet to a point;

$S 12^{\circ} 45' 14'' E$, 150.48 feet to a point;

$S 17^{\circ} 19' 40'' E$, 5.44 feet to a point in the northerly boundary of Metro Parks;

THENCE, with said northerly boundary, $S 86^{\circ} 41' 39'' W$, 292.25 feet to a point;

$S 03^{\circ} 18' 21'' E$, 48.65 feet to a point;

$S 86^{\circ} 41' 39'' W$, 128.41 feet to a point in the easterly margin of Hicks Road;

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THENCE, with said easterly margin and a curve to the left, having a central angle of $24^{\circ} 32' 10''$, a radius of 750.00 feet, a chord of $N 34^{\circ} 41' 33'' W$, 318.73 feet for a curve length of 321.18 feet to the point of beginning.

Containing 123,207 square feet or 2.83 acres, more or less.

PARCEL A-2

BEGINNING at an iron pin in the northerly margin of Bellevue Road, in the centerline of abandoned Hicks Road, said pin being the southeast corner of John R. Hulen, etux, of record in Book 6358, Page 417, R.O.D.C.;

THENCE, leaving said northerly margin of Bellevue Road, with said Hulen's easterly line and the centerline of abandoned Hicks Road, $N 02^{\circ} 02' 38'' E$, 179.39 feet to an iron pin in the westerly margin of Hicks Road;

THENCE, with said westerly margin, with a curve to the left having a central angle of $35^{\circ} 17' 36''$, a radius of 346.00 feet, a chord of $S 38^{\circ} 01' 45'' E$, 209.78 feet for a curve length of 213.13 feet to a point;

THENCE, leaving said westerly margin of Hicks Road with the northerly margin of Bellevue Road and a curve to the left having a central angle of $08^{\circ} 56' 16''$, a radius of 875.00 feet, a chord of $S 84^{\circ} 05' 32'' W$, 136.36 feet for a curve length of 136.50 feet to the point of beginning.

Containing 9,583 square feet or 0.22 acre, more or less.

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 19, 1986

**SURVEYOR'S DESCRIPTION
DEVON HILLS**

A tract of land consisting of two parcels lying in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

PARCEL B

BEGINNING at a point in the northerly margin of Seaboard Systems Railroad, said point being 681 feet, more or less, easterly as measured along said northerly margin from the easterly margin of Hicks Road;

THENCE, leaving said northerly margin of Seaboard Systems Railroad, and severing the lands of Devon Hills Limited Partnership, the following calls, N 17° 19' 40" W, 317.75 feet to a point;

THENCE, with a curve to the right having a central angle of 08° 40' 29", a radius of 2,460.00 feet, a chord of N 12° 59' 26" W, 372.09 feet for a curve length of 372.45 feet to a point;

With a curve to the right having a central angle of 22° 11' 17", a radius of 525.00 feet, a chord of S 75° 46' 51" E, 202.04 feet for a curve length of 203.31 feet to a point;

With a curve to the left having a central angle of 30° 38' 57", a radius of 700.00 feet, a chord of S 80° 00' 36" E, 370.00 feet for a curve length of 374.45 feet to a point;

N 84° 39' 56" E, 738.73 feet to a point;

S 04° 26' 38" W, 156.44 feet to a point;

S 12° 26' 35" E, 173.08 feet to a point;

With a curve to the left, having a central angle of 11° 24' 54", a radius of 600.00 feet, a chord of S 02° 48' 13" E, 119.34 feet for a curve length of 119.54 feet to a point;

S 08° 30' 40" E, 29.97 feet to a point in the northerly margin of Seaboard Systems Railroad;

THENCE, with said northerly margin, the following calls:

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S 81° 30' 15" W, 1,006.39 feet to a point;
N 08° 29' 45" W, 25.00 feet to a point;
S 81° 30' 15" W, 155.60 feet to the point of beginning.

Containing 647,171 square feet or 14.86 acres, more or less.

PARCEL B-1

BEGINNING at a point in the southerly margin of Seaboard Systems Railroad, said point being 618 feet as measured along said southerly margin from the easterly margin of Hicks Road;

THENCE, along said southerly margin of Seaboard Systems Railroad, N 81° 30' 15" E, 132.30 feet to a point;

THENCE, N 08° 29' 45" W, 25.00 feet to a point;

THENCE, N 81° 30' 15" E, 1,006.42 feet to a point;

THENCE, leaving said southerly margin and severing the lands of Devon Hills Limited Partnership as follows:

S 08° 30' 40" E, 15.03 feet to a point;

With a curve to the left having a central angle of 70° 37' 08", a radius of 250.90 feet, a chord of S 43° 49' 17" E, 290.03 feet for a curve length of 309.24 feet to a point;

S 77° 05' 13" E, 118.27 feet to a point;

With a curve to the right, having a central angle of 69° 00' 44", a radius of 70.35 feet, a chord of S 42° 35' 03" E, 79.71 feet for a curve length of 84.74 feet to a point;

With a curve to the right, having a central angle of 89° 57' 07", a radius of 20.19 feet, a chord of S 36° 53' 52" W, 28.54 feet for a curve length of 31.70 feet to a point in the northerly margin of State Route 100;

THENCE, with said northerly margin, S 81° 52' 26" W, 262.66 feet to a point;

With a curve to the right having a central angle of 04° 49' 13", a radius of 2,348.77 feet, a chord of S 84° 17' 05" W, 197.54 feet for a curve length of 197.60 feet to a point;

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THENCE, with said northerly margin and the northerly boundary of Metro Parks Property, S $86^{\circ} 41' 39''$ W, 944.52 feet to a point;

THENCE, severing the lands of Devon Hills Limited Partnership, N $17^{\circ} 19' 40''$ W, 262.28 feet to the point of beginning.

Containing 416,497 square feet or 9.56 acres, more or less.

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 19, 1986

**SURVEYOR'S DESCRIPTION
DEVON HILLS**

A tract of land consisting of two parcels lying in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., Tennessee and being located in the northeast quadrant of the intersection of Hicks Road and State Route 100 and being more particularly described as follows:

PARCEL C

BEGINNING at an iron pin in the northerly margin of Seaboard Systems Railroad, said pin being 2,415 feet, more or less, as measured along said northerly margin from the easterly margin of Hicks Road and also being the southwest corner of the property of J.C. Beasley of record in Book 3224, Page 471 R.O.D.C.;

THENCE, with said northerly margin of Seaboard Systems Railroad, S $81^{\circ} 30' 15''$ W, 571.97 feet to a point;

THENCE, leaving said northerly margin and severing the lands of Devon Hills Limited Partnership, as follows:

N $08^{\circ} 30' 40''$ W, 29.97 feet to a point ;
 With a curve to the right, having a central angle of $11^{\circ} 24' 54''$, a radius of 600.00 feet, a chord of N $02^{\circ} 48' 13''$ W, 119.34 feet for a curve length of 119.54 feet to a point;
 N $12^{\circ} 26' 35''$ W, 173.08 feet to a point;
 N $04^{\circ} 26' 38''$ E, 1,061.52 feet to a point;
 N $35^{\circ} 07' 02''$ E, 850.39 feet to a point;
 S $84^{\circ} 47' 49''$ E, 200.00 feet to a point in the westerly boundary of John C. Beasley, Etux, of record in Book 3221, Page 232;

THENCE, with Beasley's west line, S $05^{\circ} 12' 11''$ W, 325.00 feet to an iron pin;

THENCE, S $04^{\circ} 26' 38''$ W, 1,650.44 feet to the point of beginning.

Containing 1,119,132 square feet or 25.69 acres, more or less.

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PARCEL C-1

BEGINNING at a point in the southerly margin of Seaboard Systems Railroad, said point being 2,380.5 feet, more or less, as measured along said southerly margin from the easterly margin of Hicks Road, said point also being the northwest corner of Metro Parks Property.

THENCE, with the westerly boundary of Parks property, S 05° 55' 01" W, 394.75 feet to an iron pin in the northerly margin of State Route 100;

THENCE, with said northerly margin, S 81° 52' 26" W, 223.17 feet to a point;

THENCE, leaving said northerly margin and severing the lands of Devon Hills Limited Partnership with a curve to the left having a central angle of 89° 57' 07", a radius of 20.19 feet, a chord of N 36° 53' 52" E, 28.54 feet for a curve length of 31.70 feet to a point;

With a curve to the left, having a central angle of 69° 00' 44", a radius of 70.35 feet, a chord of N 42° 35' 03" W, 79.71 feet for a curve length of 84.74 feet to a point;

N 77° 05' 13" W, 118.27 feet to a point;

With a curve to the right having a central angle of 70° 37' 08", a radius of 250.90 feet, a chord of N 43° 49' 17" W, 290.03 feet for a curve length of 309.24 feet to a point;

N 08° 30' 40" W, 15.03 feet to a point in the southerly margin of Seaboard Systems Railroad;

THENCE, with said southerly margin, N 81° 30' 15" E, 623.59 feet to the point of beginning.

Containing 171,820 square feet or 3.94 acres, more or less

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 19, 1986

**SURVEYOR'S DESCRIPTION
DEVON HILLS**

PARCEL D

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., Tennessee, and being located in the northeast quadrant in the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Hicks Road, Said pin being 1,600 feet, more or less said margin from the northerly margin of Bellevue Road and being the southeast corner of the property of Morris L. King of record in Book 3225, Page 393, R.O.D.C.;

THENCE, leaving said easterly margin of Hicks Road, with King's easterly line, N 05° 41' 16" E, 470.83 feet to a point in the southerly boundary of Iroquois Apartments of record in Plat Book 4175, Page 127,

THENCE, with said southerly boundary as follows:

N 70° 50' 49" E, 123.77 feet to an iron pin;
N 72° 04' 58" E, 394.51 feet to an iron pin;

THENCE, N 43° 44' 25" E, 195.39 feet to a point in the southerly boundary of Harpeth Valley Utilities District tank site of record in Book 5473, Page 171, R.O.D.C.;

THENCE, with said Harpeth Valley boundary as follows:

S 46° 12' 52" E, 51.05 feet to a point;
S 84° 56' 44" E, 97.68 feet to a point;
N 05° 03' 16" E, 110.00 feet to an iron pin;
N 84° 56' 44" W, 75.00 feet to an iron pin in the easterly boundary of said Iroquois Apartments;

THENCE, with said easterly boundary, N 16° 34' 14" W, 305.76 feet to an old stump at a fence corner;

THENCE, N 60° 38' 49" E, 267.67 feet to a point;

THENCE, severing the lands of Devon Hills Limited Partnership as follows:

S 30° 20' 40" E, 49.07 feet to a point;

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THENCE, with a curve to the left, having a central angle of $31^{\circ} 04' 20''$, a radius of 840.00 feet, a chord of $S 45^{\circ} 53' 35'' E$, 449.98 feet for a curve length of 455.54 feet to a point;

$S 61^{\circ} 25' 45'' E$, 155.73 feet to a point;

With a curve to the right, having a central angle of $21^{\circ} 04' 30''$, a radius of 760.00 feet, a chord of $S 50^{\circ} 53' 30'' E$, 277.98 feet for a curve length of 279.55 feet to a point;

$S 47^{\circ} 13' 52'' W$, 632.21 feet to a point;

$S 13^{\circ} 33' 42'' W$, 812.80 feet to a point;

$S 37^{\circ} 03' 48'' W$, 371.90 feet to a point;

$S 66^{\circ} 43' 52'' W$, 868.66 feet to a point in the easterly margin of Hicks Road;

THENCE, with said easterly margin the following calls:

With a curve to the right having a central angle of $14^{\circ} 20' 33''$, a radius of 296.00 feet, a chord of $N 05^{\circ} 45' 02'' W$, 73.90 feet for a curve distance of 74.10 feet to a point;

$N 01^{\circ} 25' 14'' E$, 181.74 feet to a point;

With a curve to the right having a central angle of $08^{\circ} 49' 52''$, a radius of 1,835.70 feet, a chord of $N 05^{\circ} 50' 10'' E$, 282.66 feet for a curve length of 282.94 feet to a point;

$N 10^{\circ} 15' 06'' E$, 284.28 feet to a point;

$N 15^{\circ} 57' 44'' E$, 100.50 feet to a point

$N 10^{\circ} 15' 06'' E$, 75.00 feet to a point;

With a curve to the left having a central angle of $32^{\circ} 08' 50''$, a radius of 383.10 feet, a chord of $N 08^{\circ} 11' 30'' W$, 212.14 feet for a curve length of 214.95 feet to the point of beginning.

Containing 2,008,867 square feet or 46.12 acres, more or less.

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 19, 1986

SURVEYOR'S DESCRIPTION
DEVON HILLS

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PARCEL E

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership of record in Book 6491, Page 332, R.O.D.C., Tennessee and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

To get to the point of beginning, proceed the following two calls:

BEGINNING at a point in the northerly right-of-way of Seaboard Systems Railroad, said point being 600.0 feet, more or less, as measured along said northerly margin of railroad from the easterly margin of Hicks Road;

THENCE, leaving northerly margin of said railroad severing the lands of Devon Hills Limited Partnership the following calls:

N 17° 19' 40" W, 305.32 feet to a point;

With a curve to the right having a radius of 2,540.00 feet and a central angle of 08° 53' 38" and a chord of N 12° 52' 51" W, 393.88 feet for a curve length of 394.28 feet to the true point of beginning;

THENCE, With a curve to the left having a central angle of 36° 25' 55", a radius of 525.00 feet and a chord of S 66° 12' 10" W, 328.23 feet for a curve length of 333.82 feet to a point;

With a curve to the right having a central angle of 22° 45' 14", a radius of 625.00 feet and a chord of S 59° 14' 27" W, 246.58 feet for a curve length of 248.21 feet to a point;

With a curve to the left having a central angle of 58° 17' 14", a radius of 200.00 and a chord of N 57° 18' 55" W, 194.80 feet for a curve length of 203.46 feet to a point;

With a curve to the right having a central angle of 114° 36' 43", a radius of 150.00 feet and a chord of N 29° 09' 13" W, 252.47 feet for a curve length of 300.05 feet to a point;

With a curve to the left having a central angle of 66° 34' 43", a radius of 150.00 and a chord of N 5° 08' 44" W, 164.66 feet for a curve length of 174.30 feet to a point;

N 13° 33' 42" E, 812.80 feet to a point;

N 47° 13' 52" E, 632.21 feet to a point;

With a curve to the right having a central angle of $48^{\circ} 00' 30''$, a radius of 760.00 feet, a chord of S $16^{\circ} 21' 00''$ E, 618.34 feet for a curve length of 636.81 feet;

S $7^{\circ} 39' 15''$ W, 147.70 feet to a point;

With a curve to the left having a central angle of $16^{\circ} 05' 17''$, a radius of 2,540.00, a chord of S $0^{\circ} 23' 23''$ E, 710.86 feet for a curve length of 713.20 feet to the point of beginning.

Containing 996,184 square feet or 22.87 acres, more or less.

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 23, 1986

PARCEL F

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership of record in Book 6491, Page 332, R.O.D.C., and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

BEGINNING at a point in the southerly line of Iroquois Apartments of record in Plat Book 4175, Page 127, R.O.D.C., said point being N 60° 38' 48" E, 347.68 feet from a fence corner beside an access road and also being 550 feet, more or less, northeasterly of Harpeth Valley Utility District Water Tank Site;

THENCE, with the southerly lines of said Iroquois Apartments and Bellevue Valley Plaza, N 60° 38' 49" E, 213.32 feet to a point;

THENCE, continuing with said Bellevue Valley Plaza, the following calls:

N 59° 40' 47" E, 142.72 feet to a point;

N 55° 36' 42" E, 139.60 feet to an iron pin;

N 54° 48' 42" E, 320.50 feet to an iron pin;

N 56° 03' 42" E, 305.92 feet to an iron pin at the southwest corner of William Hicks of record in Book 6093, Page 451, R.O.D.C.;

THENCE, with said Hicks southerly line, N 71° 27' 43" E, 137.28 feet to a point;

THENCE, S 83° 26' 06" E, 661.50 feet to a point in the southerly line of Joyce B. Hobbs of record in Book 6207, Page 148, R.O.D.C.;

THENCE, with Hobbs southerly line, N 75° 48' 25" E, 658.55 feet to a point;

S 56° 32' 07" E, 403.65 feet to an iron pin at the southwest corner of N. P. Wells of record in Book 6614, Page 6, R.O.D.C.;

THENCE, with said Wells line, S 56° 03' 12" E, 363.52 feet to an iron pin at the northwest corner of John C. Beasley of record in Book 3221, Page 232, R.O.D.C.;

THENCE, with Beasley's line, S 5° 12' 11" W, 876.51 feet to a point;

THENCE, leaving said Beasley line and severing the lands of Devon Hills Limited Partnership the following calls:

Surveyor's Description
 Devon Hills - Parcel F
 Page Two

N $84^{\circ} 47' 49''$ W, 200.00 feet to a point;
 S $35^{\circ} 07' 02''$ W, 850.39 feet to a point;
 S $4^{\circ} 26' 38''$ W, 905.08 feet to a point;
 S $84^{\circ} 39' 56''$ W, 738.73 feet to a point;
 With a curve to the right having a central angle of $30^{\circ} 38' 57''$, a radius of 700.00 feet and a chord of N $80^{\circ} 00' 36''$ W, 370.00 feet for a curve length of 374.45 feet to a point;

With a curve to the left having a radius of 525.00 feet, a central angle of $22^{\circ} 11' 17''$ and a chord of N $75^{\circ} 46' 51''$ W, 202.04 feet for a curve length of 203.31 feet to a point;

With a curve to the right having a central angle of $16^{\circ} 18' 26''$, a radius 2,460.00 feet, a chord of N $0^{\circ} 29' 58''$ W, 697.80 feet for a curve length of 700.16 feet to a point;

N $7^{\circ} 39' 15''$ E, 147.70 feet to a point;

With a curve to the left having a central angle of $69^{\circ} 05' 00''$, a radius of 840.00 feet, a chord of N $26^{\circ} 53' 15''$ W, 952.57 feet for a curve length of 1,012.82 feet to a point;

N $61^{\circ} 25' 45''$ W, 155.73 feet to a point;

With a curve to the right having a central angle of $31^{\circ} 04' 20''$, a radius of 760.00 feet, and a chord of N $45^{\circ} 53' 35''$ W, 407.13 feet for a curve length of 412.16 feet to a point;

N $30^{\circ} 20' 40''$ W, 47.67 feet to the point of beginning.

Containing 5,370,061 square feet or 123.28 acres, more or less.

Barge, Waggoner, Sumner and Cannon
 File 8775-04
 December 23, 1986

EXHIBIT "C"

BY-LAWS

OF

DEVON HILLS COMMUNITY ASSOCIATION, INC.

DEARBORN & EWING

Attorneys

1200 One Commerce Place
Nashville, Tennessee 37239
(615) 259-3560

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BY-LAWS

OF

DEVON HILLS COMMUNITY ASSOCIATION, INC.

Article I

Name, Principal Office and Definitions

Section 1. Name. The name of the Association shall be Devon Hills Community Association, Inc. (hereinafter sometimes referred to as the "Association").

Section 2. Principal Office. The principal office of the Association in the State of Tennessee shall be located in the County of Davidson. The Association may have such other offices, either within or without the State of Tennessee, as the Board of Directors may determine or as the affairs of the Association may require.

Section 3. Definitions. The words used in these By-Laws shall have the same meaning as set forth in the Declaration of Covenants, Conditions, and Restrictions for Devon Hills, (said Declaration, as amended, renewed, or extended from time to time, is hereinafter sometimes referred to as the "Declaration"), unless the context shall prohibit.

Article II

Association: Membership, Meetings, Quorum, Voting, Proxies

Section 1. Membership. The Association shall have two (2) classes of membership, Class "A" and Class "B", as more fully set forth in the Declaration, the terms of which pertaining to membership are specifically incorporated herein by reference.

Section 2. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Voting Members as may be designated by the Board of Directors either within the Properties or as convenient thereto as possible and practical.

Section 3. Annual Meetings. The first meeting of the membership, whether a regular or special meeting, shall be held within one (1) year from the date of incorporation of the Association. The next annual meeting shall be set by the Board so as to occur no later than one hundred twenty (120) days and no less than ninety (90) days before the close of the Association's fiscal year. Subsequent regular annual meetings of the membership shall be held within thirty (30) days of the same day of the same month of each year thereafter at an hour set by the Board. Subject to the foregoing, the annual meeting shall be held at a date and time as set by the Board of Directors.

Section 4. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of a majority of a quorum of the Board of Directors or upon a petition signed by Voting Members representing at least ten percent (10%) of the total votes of the Association. The notice of any special meeting shall state the date, time, and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Members shall be delivered, either personally or by mail, to each Voting Member entitled to vote at such meeting, not less than ten (10) nor more than fifty (50) days before the date of such meeting, by or at the direction of the President or the Secretary or the officers or persons calling the meeting.

In the case of a special meeting or when required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.

If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Voting Member at his address as it appears on the records of the Association, with postage thereon prepaid.

Section 6. Waiver of Notice. Waiver of notice of a meeting of the Voting Members shall be deemed the equivalent of proper notice. Any Voting Member may, in writing, waive notice of any meeting of the Voting Members, either before or after such meeting. Attendance at a meeting by a Voting Member or alternate shall be deemed waiver by such Voting Member of notice of the time, date, and place thereof, unless such Voting Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted at the meeting unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

Section 7. Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Voting Members who are present at such meeting, either in person or by alternate, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for

reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Voting Members in the manner prescribed for regular meetings.

The Voting Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Voting Members to leave less than a quorum, provided that Voting Members or their alternates representing at least twenty-five percent (25%) of the total votes of the Association remain present, and provided further that any action taken is approved by at least a majority of the Voting Members required to constitute a quorum.

Section 8. Voting. The voting rights of the Members shall be as set forth in the Declaration, and such voting rights provisions are specifically incorporated herein.

Section 9. Proxies. Voting Members may not vote by proxy but only in person or through their designated alternates.

Section 10. Majority. As used in these By-Laws, the term "majority" shall mean those votes, owners, or other group as the context may indicate totaling more than fifty (50%) percent of the total number.

Section 11. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence in person or by alternate of the Voting Members representing one-third (1/3) of the total vote of the Association shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

Section 12. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring thereat.

Section 13. Action Without A Meeting. Any action required by law to be taken at a meeting of the Voting Members, or any action which may be taken at a meeting of the Voting Members, may be taken without a meeting if all Voting Members consent in writing to taking such action without a meeting and such action receives the affirmative vote of the number of Voting Members necessary to authorize or take such action with respect to the subject matter thereof.

Article III
Board of Directors: Number, Powers, Meetings

A. Composition and Selection.

Section 1. Governing Body; Composition. The affairs of the Association shall be governed by a Board of Directors, each of whom shall have one (1) vote. Except as provided in Section 2 of this Article, the Directors shall be Members or spouses of such Members; provided, however, no person and his or her spouse may serve on the Board at the same time. In the case of an Owner which is a corporation or partnership, the person designated in writing to the secretary of the Association as the representative of such corporation or partnership shall be eligible to serve as a Director.

Section 2. Directors During Class "B" Control. The Directors shall be selected by the Class "B" Member acting in its sole discretion and shall serve at the pleasure of the Class "B" Member until the first to occur of the following:

(i) when seventy-five percent (75%) of the Units permitted by the Master Land Use Plan for the property described on Exhibits "A" and "B" of the Declaration have certificates of occupancy issued thereon and have been conveyed to Persons other than the Declarant or builders holding title for purposes of development and sale;

(ii) January 1, 2000 or

(iii) when, in its discretion, the Class "B" member so determines.

Within one hundred twenty (120) days thereafter, the Class "B" member shall call a meeting, as provided in Article II, Section 4, of these By-Laws for special meetings, to advise the membership of the termination of the Class "B" member's control.

The Directors selected by the Class "B" member pursuant to this Section need not be Members or spouses of such Members as provided in Section 1 of this Article.

Section 3. Number of Directors. The number of Directors in the Association shall be not less than three (3) nor more than seven (7), as provided below. The initial Board shall consist of three (3) members as identified in the Charter. Except during the period of Class "B" control as provided in Section 2 of this Article, Directors shall be elected from and shall represent Districts.

Section 4. Nomination of Directors. Except with respect to Directors selected by the Class "B" Member, nominations for election

to the Board of Directors shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and three (3) or more Members of the Association with at least one (1) member from each District. The Nominating Committee shall be appointed by the Board of Directors not less than thirty (30) days prior to each annual meeting of the Voting Members to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each such annual meeting. The Nominating Committee shall make as many nominations from each District for election to the Board of Directors as it shall in its discretion determine, but in no event less than the number of vacancies or terms to be filled from each District. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

Section 5. Election and Term of Office. Notwithstanding any other provision contained herein:

(a) Within thirty (30) days after the time Class "A" Members, other than the Declarant or a builder holding title solely for purposes of development and sale, own thirty percent (30%) of the Units permitted in the Master Land Use Plan for the property described on Exhibits "A" and "B" and certificates of occupancy have been issued thereon, or whenever the Class "B" Member earlier determines, the Association shall call a special meeting to be held at which Voting Members other than the Class "B" Member shall elect one (1) of the three (3) Directors who shall be an at-large Director. The Director so elected shall not be subject to removal by the Class "B" Member acting alone and shall be elected for a term of two (2) years or until the happening of the event described in subsection (b) below, whichever is shorter. If such Director's term expires prior to the happening of the event described in subsection (b) below, a successor shall be elected for a like term.

(b) Within thirty (30) days after the time Class "A" Members, other than the Declarant or a builder holding title solely for purposes of development and sale, own fifty (50%) percent of the Units permitted in the Master Land Use Plan for the property described on Exhibits "A" and "B" and certificates of occupancy have been issued thereon, or whenever the Class "B" Member earlier determines, the Board shall be increased to five (5) Directors. The Association shall call a special meeting to be held at which Voting Members other than the Class "B" Member shall elect two (2) of the five (5) Directors, both of whom shall be at-large Directors. The Directors so elected shall not be subject to removal by Class "B" Member acting alone and shall be elected for a term of two (2) years or until the happening of the event described in subsection (c) below, whichever is shorter. If such Directors' terms expire prior to the happening of the event described in subsection (c) below, successors shall be elected for a like term.

(c) At the first annual meeting of the membership after the termination of the Class "B" Control and at each annual meeting of the membership thereafter, all Directors shall be elected by the Voting Members. Separate slates shall be proposed for each District and only those Voting Members representing Units in a District shall vote on the representatives for that District. A separate slate shall also be proposed for any at-large Directors, and all Voting Members shall be entitled to vote thereon. The number of Directors to be elected from each District shall be determined on the basis of a percentage calculated by dividing the number of Units in the District by the total number of Units in the Properties and multiplying by 100. If the resulting percentage is:

- 7-25%, the District will elect one (1) Director;
- 26-50%, the District will elect two (2) Directors;
- 51-75%, the District will elect three (3) Directors;
- 76-100%, the District will elect four (4) Directors.

If application of this formula for any election results in an even number of Directors, then one (1) additional Director shall be elected at-large by the Voting Members.

All Directors shall be elected to serve for a term of two (2) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association. Directors may be elected to serve any number of consecutive terms.

Section 6. Removal of Directors and Vacancies. Directors may be removed, with or without cause, by a vote of the Voting Members holding a majority of the votes of the District represented by the Director whose removal is being sought. Any Director whose removal is sought will be given notice prior to any meeting called for that purpose. A Director who was elected at large solely by the votes of Voting Members other than the Class "B" Member may be removed from office prior to the expiration of his or her term only by the votes of a majority of Voting Members other than the Class "B" Member. Upon removal of a Director, a successor shall then and there be elected to fill the vacancy by the Voting Members responsible for such removal.

Any Director who has three (3) consecutive unexcused absences from Board meetings or who is delinquent in the payment of any assessment for more than thirty (30) days may be removed by a majority of the Directors then in office and a successor may be appointed by the Board. In the event of the death, disability, or resignation of a Director, a vacancy may be declared by the Board and

it may appoint a successor. Any Director appointed by the Board shall serve for the remainder of the term such successor was appointed to fill. The Director appointed to fill the vacancy shall be selected from the District represented by the director who has vacated the position.

Section 7. Voting Procedure for Directors. At any election of directors to the Board of Directors, each Voting Member may cast, in respect to each vacancy, as many votes as he or she is entitled to exercise under Article III of the Declaration. Votes shall be cast as provided in Section 5. The candidates receiving the largest number of votes shall be elected.

B. Meetings

Section 8. Organization Meetings. The first meeting of the Board of Directors following each annual meeting of the membership shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but at least four (4) such meetings shall be held during each fiscal year with at least one (1) per quarter. Notice of the time and place of the meeting shall be communicated to Directors not less than four (4) days prior to the meeting; provided, however, notice of a meeting need not be given to any Director who has signed a waiver of notice or a written consent to holding of the meeting.

Section 10. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President or by a majority of Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each Director by one of the following methods: (a) by personal delivery; (b) written notice first class mail, postage prepaid; (c) by telephone communication, either directly to the Director or to a person at the Director's office or home who would reasonably be expected to communicate such notice promptly to the Director; or (d) by telegram, charges prepaid. All such notices shall be given at the Director's telephone number or sent to the Director's address as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, or telegraph shall be delivered, telephoned, or given to the telegraph company at least seventy-two (72) hours before the time set for the meeting.

Section 11. Waiver of Notice. The transactions of any meetings of the Board of Directors, however called and noticed or

wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the Directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any Director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

Section 12. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting. If any meeting of the Board cannot be held because a quorum is not present, a majority of the Directors who are present at such meeting may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might be transacted without further notice.

Section 13. Compensation. No Director shall receive any compensation from the Association for acting as such unless approved by Members holding a majority of the total vote of the Association at a regular or special meeting of the Association; provided any Director may be reimbursed for expenses, incurred on behalf of the Association upon approval of a majority of the other Directors.

Section 14. Conduct of Meetings. The President shall preside over all meetings of the Board of Directors, and the Secretary shall keep a minute book of meetings of the Board of Directors, recording therein all resolutions adopted by the Board of Directors and all transactions and proceedings occurring at such meetings.

Section 15. Action Without a Formal Meeting. Any action to be taken at a meeting of the Directors or any action that may be taken at a meeting of the Directors may be taken without a meeting if all Directors consent in writing to taking such action without a meeting and such action receives the affirmative vote of the number of Directors necessary to authorize or take such action with respect to the subject matter thereof. An explanation of the action taken shall be posted at a prominent place or places within the Common Area within three (3) days after the written consent of the Board members has been obtained.

C. Powers and Duties.

Section 16. Powers. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the Voting Members or the membership generally.

The Board of Directors shall delegate to one of its members the authority to act on behalf of the Board of Directors on all matters relating to the duties of the managing agent or manager, if any, which might arise between meetings of the Board of Directors.

In addition to the duties imposed by these By-Laws or by any resolution of the Association that may be hereafter adopted, the Board of Directors shall have the power to and shall be responsible for the following, in way of explanation, but not limitation:

(a) preparation and adoption of an annual budget in which there shall be established the contribution of each Owner to the Common Expenses;

(b) making assessments to defray the Common Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the annual assessment; provided, unless otherwise determined by the Board of Directors, the annual assessment for each Unit's proportionate share of the Common Expenses shall be payable in equal monthly installments, each such installment to be due and payable in advance on the first day of each month for said month;

(c) Providing for the operation, care, upkeep, and maintenance of all of the Area of Common Responsibility;

(d) designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the Association, its property, and the Area of Common Responsibility and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;

(e) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association; provided, any reserve fund may be deposited, in the Directors' best business judgment, in depositories other than banks;

(f) making and amending rules and regulations;

(g) opening of bank accounts on behalf of the Association and designating the signatories required;

(h) making or contracting for the making of repairs, additions, and improvements to or alterations of the Common Area in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty;

(i) enforcing by legal means the provisions of the Declaration, these By-Laws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;

(j) obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

(k) paying the cost of all services rendered to the Association or its Members and not chargeable to Owners;

(l) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the Owners and mortgagees, their duly authorized agents, accountants, or attorneys, during general business hours on working days at the time and in a manner that shall be set and announced by the Board of Directors for the general knowledge of the owners. All books and records shall be kept in accordance with generally accepted accounting practices;

(m) make available to any prospective purchaser of a Unit, any Owner of a Unit, any first Mortgagee, and the holders, insurers, and guarantors of a first Mortgage on any Unit, current copies of the Declaration, the Charter, the By-Laws, rules governing the Unit, and all other books, records, and financial statement of the Association; and

(n) permit utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Properties.

Section 17. Management Agent.

(a) The Board of Directors may employ for the Association a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize. The Board of Directors may delegate to the managing agent or manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these By-Laws, other than the powers set forth

in subparagraphs (a), (b), (f), (g), and (i) of Section 16 of this Article. The Declarant, or an affiliate of the Declarant, may be employed as managing agent or manager.

(b) No management contract may have a term in excess of one (1) year and must permit termination by either party without cause and without termination fee or penalty on ninety (90) days' or less written notice.

Section 18. Accounts and Reports. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

(a) accrual accounting, as defined by generally accepted accounting principles, shall be employed;

(b) accounting and controls should conform to generally accepted accounting principles;

(c) cash accounts of the Association shall not be commingled with any other accounts;

(d) no remuneration shall be accepted by the managing agent from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any thing of value received shall benefit the Association;

(e) any financial or other interest which the managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors;

(f) commencing at the end of the month in which the first Unit is subject to assessment, financial reports shall be prepared for the Association at least quarterly containing:

(i) an income statement reflecting all income and expense activity for the preceding period on an accrual basis;

(ii) a statement reflecting all cash receipts and disbursements for the preceding period;

(iii) a variance report reflecting the status of all Association ledger accounts in an "actual" versus "approved" budget format;

(iv) a balance sheet as of the last day of the preceding period; and

(v) a delinquency report listing all Owners who are delinquent in paying the monthly installments of assessments at

the time of the report and describing the status of any action to collect such installments which remain delinquent (A monthly installment of the assessment shall be considered to be delinquent on the fifteenth (15th) day of each month unless otherwise determined by the Board of Directors); and

(g) an annual report as of the end of the fiscal year consisting of at least the following shall be distributed to all Members within one hundred twenty (120) days after the close of the fiscal year: (1) a balance sheet; (2) an operating (income) statement; and (3) a statement of changes in financial position for the fiscal year. The annual report referred to above shall be prepared on an audited, reviewed, or unaudited basis, as determined by the Board, by an independent certified public accountant for any fiscal year in which the gross income of the Association exceeds Seventy-Five Thousand Dollars (\$75,000.00). If said report is not prepared by an independent certified public accountant, it shall be accompanied by the certificate of an authorized officer of the Association that the statements were prepared without audit from the books and records of the Association.

Section 19. Borrowing. The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Area of Common Responsibility without the approval of the membership; provided, however, the Board shall obtain Voting Member approval in the same manner provided in Article X, Section 3, of the Declaration for special assessments in the event that the proposed borrowing is for the purpose of modifying, improving, or adding amenities, and the total amount of such borrowing exceeds or would exceed ten percent (10%) of the budgeted gross expenses of the Association for that fiscal year.

Section 20. Rights of the Association. With respect to the Area of Common Responsibility, and in accordance with the Charter and By-Laws of the Association, the Association shall have the right to contract with any Person for the performance of various duties and functions. Without limiting the foregoing, this right shall entitle the Association to enter into common management, operational, or other agreements with trusts, condominiums, or neighborhood and other owners or residents associations, both within and without the Properties. Such agreements shall require the consent of two-thirds (2/3) of all Directors of the Association.

The Association shall not be bound, either directly or indirectly, by any contract, lease, or other agreement (including any management contract) executed during the period of Class "B" control unless such contract, lease or other agreement contains a right of termination exercisable by either party without penalty at any time, with or without cause, upon not more than ninety (90) days notice to the other party.

Notwithstanding anything to the contrary contained herein, the Association, through its Board of Directors, shall have the right to enter into a declaration of easements and covenant to share costs or similar arrangement whereby the Association assumes maintenance responsibility for property which it does not own, or grants easements to Persons who are not Members, in consideration for payment by the owner of such Property or such nonmembers of all or a portion of the costs associated with such maintenance or use.

Section 21. Enforcement. The Board shall have the power to impose reasonable fines, which shall constitute a lien upon the property of the violating Owner, and to suspend an Owner's right to vote or to use the Common Area for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder; provided, however, nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or from a Unit. In the event that any occupant of a Unit violates the Declaration, By-Laws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, By-Laws, or any rule or regulation shall not be deemed a waive of the right of the Board to do so thereafter.

(a) Notice. Prior to imposition of any sanction hereunder, except the suspension of voting rights for nonpayment of assessments, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation (ii) the proposed sanction to be imposed, (iii) a period of not less than ten (10) days within which the alleged violator may present a written request to the Covenants Committee, if any, or Board of Directors for a hearing; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed.

(b) Hearing. If a hearing is requested in a timely manner, the hearing shall be held in executive session affording the Owner a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(c) Appeal. Following a hearing before the Covenants Committee, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the manager, President, or Secretary of the Association within thirty (30) days after the hearing date.

(d) Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Association, acting through the Board of Directors, may elect to enforce any provision of the Declaration, these By-Laws, or the rules and regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

Article IV Officers

Section 1. Officers. The officers of the Association shall be a President, Vice President, Secretary, and Treasurer, to be elected from among the members of the Board. The Board of Directors may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board of Directors. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

Section 2. Election, Term of Office, and Vacancies. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the membership, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

Section 3. Removal. Any officer may be removed by the Board of Directors whenever in its judgment the best interests of the Association will be served thereby.

Section 4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board of Directors. The President shall be the chief executive officer of the Association. The Treasurer shall have primary responsibility for the preparation of the budget as provided for in

the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

Section 5. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Agreements, Contracts, Deeds, Leases, Checks, Etc. All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons as may be designated by resolution of the Board of Directors.

Article V Committees

Section 1. General. Committees are hereby authorized to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Each committee shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

Section 2. Covenants Committee. In addition to any other committees which may be established by the Board pursuant to Section 1 of this Article, the Board of Directors may appoint a Covenants Committee consisting of at least five (5) and no more than seven (7) members Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee, if established, shall be the hearing tribunal of the Association and conduct all hearings held pursuant to Article III, Section 21 of these By-Laws.

Section 3. Neighborhood Committees. In addition to any other committees appointed as provided above, there shall be a Neighborhood Committee for each Neighborhood which has no formal organizational structure or association. Such Neighborhood Committees shall consist of three (3) members; provided, however, by vote of at least fifty (50%) percent of the Owners within the Neighborhood this number may be increased to five (5). The members of each Neighborhood Committee shall be elected by the vote of Owners of Units within that Neighborhood at an annual meeting of such Owners, at which the Owners of Units within that Neighborhood holding at least one-third (1/3) of the total votes of Units in the Neighborhood are present or represented by proxy. Each Owner of a Unit within a Neighborhood shall have the number of votes assigned to his Unit in the Declaration. Committee members shall be elected for a term of one (1)

year or until their successors are elected. Any director elected to the Board of Directors from a Neighborhood shall be an ex officio member of the Committee. It shall be the responsibility of the Neighborhood Committee to determine the nature and extent of services, if any, to be provided to the Neighborhood by the Association in addition to those provided to all Members of the Association in accordance with the Declaration. A Neighborhood Committee may advise the Board on any other issue, but shall not have the authority to bind the Board of Directors.

In the conduct of its duties and responsibilities, each Neighborhood Committee shall abide by the procedures and requirements applicable to the Board of Directors set forth in Article III, Sections 6, 8, 9, 10, 11, 12, 13, 14 and 15 of these By-Laws; provided, however, the term "Voting Members" shall refer to the Owners of Units within the Neighborhood. Each Neighborhood Committee shall elect a chairman from among its members who shall preside at its meetings and who shall be responsible for transmitting any and all communications to the Board of Directors and shall be the Voting Member from that Neighborhood.

Article VI Indemnification

Section 1. Authority to Indemnify. (a) Subject to the provisions of Section 2 of this Article VI, the Association shall indemnify and hold harmless each of its directors and officers, each member of any committee appointed pursuant to the Declaration, Charter or these By-Laws, or by the Board of Directors, made a party to a proceeding because of their status as directors, Board, officers, or committee members (the "Indemnified Party") against liability incurred in the proceeding upon a determination, made in accordance with the provisions of Section 48-58-506 of the Tennessee Nonprofit Corporation Act, that:

(1) the Indemnified Party conducted himself in good faith; and

(2) the Indemnified Party reasonably believed:

(A) In the case of conduct in his official capacity with the Association, that his conduct was in the Association's best interest; and

(B) In all other cases, that his conduct was at least not opposed to the Association's best interests; and

(3) In the case of any criminal proceeding, the Indemnified Party had no reasonable cause to believe his conduct was unlawful.

(b) The termination of a proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent is not, of itself, determinative that the Indemnified Party did not meet the standard of conduct described in this Article VI.

Section 2. Prohibited Indemnification. The Association may not indemnify an Indemnified Party under this Article VI:

(a) In connection with a proceeding by or in the right of the Association in which the Indemnified Party was adjudged liable to the Association; or

(b) In connection with any other proceeding charging improper personal benefit to the Indemnified Party, whether or not involving action in his official capacity, in which he was adjudged liable on the basis that personal benefit was improperly received by him.

Section 3. Mandatory Indemnification. The Association shall indemnify an Indemnified Party who is wholly successful, on the merits or otherwise, in the defense of any proceeding to which he was a party because of his status as an Indemnified Party against reasonable expenses (including attorney's fees) incurred by him in connection with the proceeding.

Section 4. Advance for Expenses. The Association may pay for or reimburse the reasonable expenses (including attorney's fees) incurred by an Indemnified Party who is a party to a proceeding in advance of final disposition of the proceeding if:

(a) The Indemnified Party furnishes the Association a written affirmation of his good faith belief that he has met the standard of conduct described in Section 1. of this Article VI;

(b) The Indemnified Party furnishes the Association a written undertaking, executed personally or on his behalf, and meeting the requirements of Section 48-58-504 of the Tennessee Nonprofit Corporation Act, to repay the advance if it is ultimately determined that he is not entitled to indemnification; and

(c) A determination is made, pursuant to Section 48-58-506 of the Tennessee Nonprofit Corporation Act, that the facts then known to those making the determination would not preclude indemnification.

Article VII Miscellaneous

Section 1. Fiscal Year. The fiscal year of the Association shall be set by resolution of the Board of Directors.

Section 2. Parliamentary Rules. Except as may be modified by Board resolution, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Tennessee law, the Charter, the Declaration, or these By-Laws.

Section 3. Conflicts. If there are conflicts or inconsistencies between the provisions of Tennessee law, the Articles of Incorporation, the Declaration, and these By-Laws, the provisions of Tennessee law, the Declaration, the Charter, and the By-Laws (in that order) shall prevail.

Section 4. Books and Records.

(a) Association Records.

The Association shall maintain a copy of the following records at its principal office:

(1) Its charter or restated charter and all amendments to them currently in effect;

(2) Its bylaws or restated bylaws and all amendments to them currently in effect;

(3) Resolutions adopted by its Board of Directors relating to the characteristics, qualifications, rights, limitations and obligations of members or any class or category of members;

(4) The minutes of all meetings of members and records of all actions approved by the members for the past three (3) years;

(5) All written communications to members generally within the past three (3) years, including the financial statements furnished for the past three (3) years as required by statute;

(6) A list of the names and business or home addresses of its current directors; and

(7) Its most recent annual report delivered to the secretary of state as required by statute.

(b) Inspection by Members and Mortgagees. The Declaration and By-Laws, membership register, books of account, and minutes of meetings of the Members, the Board, and committees shall be made available for inspection and copying by any Mortgagee, Member of the Association, or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her

interest as a Member at the office of the Association or at such other place within the Properties as the Board shall prescribe.

(c) Rules for Inspection. The Board shall establish reasonable rules with respect to:

(i) notice to be given to the custodian of the records;

(ii) hours and days of the week when such an inspection may be made; and

(iii) payment of the cost of reproducing copies of documents requested.

(d) Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extracts and a copy of relevant documents at the expense of the Association.

Section 5. Notices. Unless otherwise provided in these By-Laws, all notices, demands, bills, statements, or other communications under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States Mail, first class postage prepaid:

(a) if to a Member or Voting Member, at the address which the Member or Voting Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the address of the Unit of such Member or Voting Member; or

(b) if to the Association, the Board of Directors, or the managing agent, at the principal office of the Association or the managing agent, if any, or at such other address as shall be designated by notice in writing to the Members pursuant to this Section.

Section 6. Amendment. Prior to the conveyance of the first Unit, Declarant may unilaterally amend these By-Laws. After such conveyance, the Declarant may unilaterally amend these By-Laws so long as it still owns property described in Exhibits "A" or "B" to the Declaration for development as part of the Properties and so long as the amendment has no material adverse effect upon any right of any Member. Thereafter and otherwise, these By-Laws may be amended only by the affirmative vote (in person or by alternate) or written consent of Voting Members representing seventy-five (75%) percent of the total votes of the Association. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under

that clause. No amendment shall be effective until recorded in the Register's Office for Davidson County, Tennessee.

File b 5c B

Prepared By:
DEARBORN & EWING
1200 One Commerce Place
Nashville, TN 37239

FIRST SUBSEQUENT AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR DEVON HILLS

This Amendment is made this 15th day of April, 1988, by Devon Hills Limited Partnership, a Massachusetts limited partnership (hereinafter referred to as "Declarant");

W I T N E S S E T H :

WHEREAS, on April 15th, 1988, Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Devon Hills ("Declaration") of record in Book 7517, page 283 R.O.D.C., Tennessee; and

WHEREAS, Declarant desires to subject the land described on Exhibit A to the restrictions and covenants hereinafter set forth; and

WHEREAS, Declarant desires to designate the real property described on Exhibit A as a Neighborhood pursuant to Article III, Section 3(a) of the Declaration,

NOW THEREFORE, pursuant to the powers retained in Declarant under Article XIII, Section 2 of the Declaration, and in accordance with the provisions of that section, Declarant hereby amends the Declaration as follows:

1. Declarant hereby subjects the property described on Exhibit A to the following additional covenants and restrictions:

(a) Detached Single Family Residences. No structure shall be erected or placed on any lot except detached single family residences and related structures approved by the New Construction Committee established pursuant to the Declaration.

(b) Minimum Dwelling Sizes. Any residence erected on any lot shall have no less than a two-car garage and a minimum living area as follows:

(i) The ground floor area of any one-level dwelling shall contain no less than 1,650 square feet, exclusive of unenclosed porches, patios, breezeways and garages.

(ii) The ground floor area of two level dwellings shall be a minimum of 1,200 square feet, exclusive of the garage.

(iii) The ground floor area of a 1 1/2 level dwelling shall be a minimum of 1,200 square feet exclusive of the garage.

(iv) Any other type home shall be a minimum of 2,000 square feet exclusive of the garage.

(v) Finished basement areas, garages and open porches are not included in computing floor areas.

(c) Exterior Building Materials. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed to the exterior above grade level. Each dwelling unit will have a minimum of 80% brick veneer. No vertical wood siding or man-made stone will be permitted on any structure. The New Construction Committee shall have the right to approve in writing the use of other exterior building materials that are deemed to be attractive.

(d) Landscaping; gas lights, sidewalks. After the construction of a residence, the lot Owner shall immediately (i) Grade and sod that portion of the lot between the front and street and between the side walls of the residence and the pavement of any abutting streets; (ii) Install foundation landscaping in keeping with the character of the surrounding lots; (iii) Install a gas light at the sidewalk at a location approved by the New Construction Committee; and (iv) Install a concrete sidewalk across the common area in front of such Owner's lot and parallel to the street curb, which sidewalk shall be of a broom finish, four (4) inches thick, three (3) feet wide, and with expansion joints each five (5) feet. The sidewalks shall be designed and built so that a grass buffer two (2) feet in width shall exist between the back edge of the curb and the front edge of the sidewalk in all cases except where sidewalks intersect curbs perpendicularly. On corner lots such sidewalk shall be built along each street as set out above. Each lot owner shall construct concrete driveways with concrete aprons on such Owner's lot within thirty (30) days after completion of a single family dwelling.

(e) Requirements for Construction of Single Family Residences. The construction of single family residences must meet the following additional requirements:

- (i) All driveways and turn arounds shall be constructed of exposed brown or gray aggregate concrete;
 - (ii) All roof systems must be a minimum of 8/12 pitch with the exception of 1 1/2 story structures on the rear;
 - (iii) All roof colors shall be black or gray or approved variations thereof;
 - (iv) All exterior paint and brick colors must be approved by the New Construction Committee;
 - (v) No window or wall air conditioning units shall be permitted unless approved by the New Construction Committee;
 - (vi) No metal or vinyl windows or doors shall be permitted without prior written approval by the New Construction Committee.
- (f) Trees and Shrubs. No tree, regardless of size, may be removed by any Owner without the approval of the New Construction Committee. No shrubs placed on any lot by Declarant shall be removed by the Owner without the approval of the New Construction Committee.

2. In addition to the above covenants and restrictions, the covenants and use restrictions of the Declaration, including the restrictions and design and development guidelines adopted by the New Construction Committee and set forth in the latest revised version of the Devon Hills Community Development Code ("DHCDC"), shall remain in full force and effect with respect to the real property described on Exhibit A.

3. The covenants and restrictions of this First Subsequent Amendment shall run with and bind only the real property described in Exhibit A and shall inure to the benefit of and shall be enforceable by the Devon Hills Community Association, Inc. or the Owner or any real property described on Exhibit A attached hereto, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this First Subsequent Amendment 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 of the real property described on Exhibit A, 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 First Subsequent Amendment shall be modified or terminated as therein specified.

4. Declarant hereby designates the real property described on Exhibit A as a Neighborhood pursuant to Article III, Section 3(a) of the Declaration.

IN WITNESS WHEREOF, Declarant has caused this First Subsequent Amendment to be executed the day and year written above.

DEVON HILLS LIMITED PARTNERSHIP
BY: McNEIL & ASSOCIATES, INC.
GENERAL PARTNER

By: R. Steve Corbitt
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R. Steve Corbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of McNeil & Associates, Inc., a general partner of Devon Hills Limited Partnership, the within named bargainor, a Massachusetts limited partnership, and that he as such Vice President, of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Vice President of McNeil & Associates, Inc., general partner of Devon Hills Limited Partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of April, 1988.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



EXHIBIT A

Land being in the Second Civil District of Nashville, Davidson County, Tennessee and being known as Arlington Green, Phase I, the Plat of which is recorded in Plat Book 6900, page 399, Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point in the North margin of Hicks Road as widened, said point being approximately 200' east of the intersection with Bellevue Road; thence N 7 deg. 32' 49" E, 515.00' to a point; thence N 77 deg. 36' 17" E, 981.10' to a point; thence S 67 deg. 34' 41" E, 182.77 feet to a point; thence S 45 deg. 48' 09" E, 300.74 feet to a point; thence S 38 deg. 34' 14" E, 296.06' to a point in the North margin of the proposed Hicks Road extension; thence with said margin and along a curve to the left having a central angle of 11 deg. 32' 29", a radius of 830.00', a tangent length of 83.88', a curve length of 167.19', a chord bearing of S 60 deg. 31' 52" W, and a chord distance of 166.91' to a point; thence continuing with said margin, S 54 deg. 45' 38" W, 200.87 feet to a point; thence continuing with said proposed margin and along a curve to the right having a central angle of 41 deg. 17' 11", a radius of 594.00', a tangent length of 223.78', a curve length of 428.03', a chord bearing of S 75 deg. 24' 13" W, and a chord distance of 418.83' to a point where proposed margin meets existing margin of Hicks Road as widened; thence with existing margin, N 83 deg. 57' 11" W, 870.73' to a point; thence continuing with margin, N 83 deg. 57' 11" W 14.54' to the point of beginning. Containing 21.42 acres, more or less.

Being part of the same property conveyed to Devon Hills Limited Partnership, a Massachusetts limited partnership by deeds from C. William Green and wife, Sarah H. Green, of record in Book 6491, page 332, and Book 7083, page 885, Register's Office for Davidson County, Tennessee.

21688

IDENTIFIER REFERENCE

APR 15 11 50 AM '88
 FELIX Z. WILSON, REGISTER
 DAVIDSON COUNTY, TN
 O101 O3CHECK

18.00

502 b
DVE
PRW

Secretary of State

Corporations Section

James K. Polk Building, Suite 1800

Nashville, Tennessee 37219

DATE: 04/18/88
REQUEST NUMBER: 809-1035
TELEPHONE CONTACT: (615) 741-0537
FILE DATE/TIME: 04/18/88 1405
EFFECTIVE DATE/TIME: 04/18/88 1405
CONTROL NUMBER: 0202163

BOOK 7520 PAGE 564

TO:
DEARBORN & EWING
ONE COMMERCE PLACE
SU 1200
NASHVILLE, TN 37239

RE:
DEVON HILLS COMMUNITY ASSOCIATION, INC.
CHARTER - NONPROFIT

CONGRATULATIONS UPON THE INCORPORATION OF THE ABOVE ENTITY IN THE STATE OF TENNESSEE. THE CHARTER DOCUMENT IS ENCLOSED AND IS EFFECTIVE AS INDICATED ABOVE.

PLEASE BE ADVISED THAT THIS DOCUMENT MUST ALSO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS IN THE COUNTY WHEREIN A CORPORATION HAS ITS PRINCIPAL OFFICE IF SUCH PRINCIPAL OFFICE IS IN TENNESSEE.

A CORPORATION ANNUAL REPORT MUST BE FILED WITH THE SECRETARY OF THE STATE ON OR BEFORE THE FIRST DAY OF THE FOURTH MONTH FOLLOWING EACH ANNIVERSARY DATE OF INCORPORATION. THIS OFFICE WILL MAIL THE REPORT DURING THE ANNIVERSARY MONTH TO THE CORPORATION AT THE ADDRESS OF ITS PRINCIPAL OFFICE OR TO A MAILING ADDRESS PROVIDED TO THIS OFFICE IN WRITING. FAILURE TO FILE THIS REPORT OR TO MAINTAIN A REGISTERED AGENT AND OFFICE WILL SUBJECT THE CORPORATION TO ADMINISTRATIVE DISSOLUTION.

WHEN CORRESPONDING WITH THIS OFFICE OR SUBMITTING DOCUMENTS FOR FILING, PLEASE REFER TO CORPORATION CONTROL NUMBER GIVEN ABOVE.

22667

IDENTIFICATION REFERENCE

APR 19 10 57 AM '88

FELIX Z. WILSON III, CLERK
DAVISON COUNTY, TN

FOR: CHARTER - NONPROFIT

RECEIVED: \$50.00

ON DATE: 04/18/88

FROM:
DEARBORN & EWING
ONE COMMERCE PLACE
SU 1200
NASHVILLE, TN 37239

RECEIPT NUMBER: 00000774091
ACCOUNT NUMBER: 00000446

5975 04/19 0101 03CHECK 5-50

Gentry Crowell

**GENTRY CROWELL
SECRETARY OF STATE**



FILED

1988 APR 18 PM 2:05

RECEIVED
STATE OF TENNESSEE

BET517:04/12/88
JCM006-009

1988 APR 18 PM 2:05

BOOK 7520 PAGE 565

GENTRY CROWELL
SECRETARY OF STATE
OF

DEVON HILLS COMMUNITY ASSOCIATION, INC.

The undersigned natural person, having capacity to contract, and acting as the incorporator of a corporation under the Tennessee Nonprofit Corporation Act, adopts the following Charter for such Corporation:

1. The name of the Corporation is "DEVON HILLS COMMUNITY ASSOCIATION, INC.," hereinafter referred to as the "Association".
2. The Corporation is a mutual benefit corporation.
3. The Association's initial registered office is located at Suite 1200, One Commerce Place, Nashville, Davidson County, Tennessee 37239. The initial registered agent located at this office is Stephen C. Baker.
4. The name and address of the incorporator of the Association is Stephen C. Baker, Suite 1200, One Commerce Place, Nashville, Tennessee 37239.
5. The address of the principal office of the Association in the State of Tennessee shall be 214 Second Avenue North, Fourth Floor, Nashville, Davidson County, Tennessee 37201. The Association may have such other offices, either within or without the State of Tennessee as the Board of Directors of the Association may determine or as the affairs of the Association may require.
6. The Association is not for profit.
7. This Association shall have Members.
8. The Association may be dissolved only (i) upon termination of the Declaration, as hereinafter defined, in accordance with the terms of the Declaration, or (ii) by the affirmative vote or written consent, or any combination thereof, of Voting Members representing seventy-five percent (75%) of the total votes of the Association. Upon dissolution of the Association, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the Association, dispose of all of the assets of the Association pursuant to a plan determined by the Board of Directors and approved by the affirmative vote or written consent, or any combination thereof, of Voting Members, representing a majority of the total votes of the Association; provided, however, before the Association may transfer any portion or all of the Common Areas to a third person, the Association must first offer to dedicate such property to the Metropolitan Government of Davidson County, pursuant to Article XVI of the Declaration, unless applicable law requires otherwise.

RECEIVED
STATE OF TENNESSEE

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SECRETARY OF STATE

9. A Director of the Association shall not be personally liable to the Association or its Members for monetary damages for breach of fiduciary duty as a Director, except: (i) for any breach of the Director's duty of loyalty to the Association, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) for unlawful distributions under Section 48-58-304 of the Tennessee Nonprofit Corporation Act. If the Tennessee Nonprofit Corporation Act is amended or superseded after the filing of this Charter to further eliminate or limit the personal liability of Directors, then the liability of a director of the Association shall be eliminated or limited to the fullest extent permitted by the Tennessee Nonprofit Corporation Act as so amended or by such act as may supersede it. Any repeal or modification of this Article 9 by the Directors or Members of the Association shall not adversely affect any right or protection of a Director of the Association existing at the time of such repeal or modification.

10. The purpose for which the Association is organized is to provide an entity to carry out the obligations and responsibilities of the Association as defined and set forth in the Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book ____, page ____, Register's Office for Davidson County, Tennessee, as amended from time to time (hereinafter the "Declaration"), and the Bylaws of Devon Hills Community Association, Inc. recorded as Exhibit C to the Declaration, as amended from time to time (hereinafter the "Bylaws"). The terms referred to in this Charter shall have the same meaning as set forth in the Declaration and Bylaws, unless the context shall require otherwise.

11. The Association shall make no distributions of income to its Members, Directors, or Officers; provided, however, this provision shall not preclude the payment of reasonable sums for services rendered or supplies furnished to the Association by the aforesaid persons.

12. The Association shall have all of the common law and statutory powers of a corporation not for profit, which are not in conflict with the terms of this Charter.

13. The Association shall have all of the powers and duties reasonably necessary to carry out the obligations and responsibilities set forth in the Declaration and Bylaws, including, but not limited to, the following:

(a) To prepare and adopt an annual budget in which there shall be established the contribution of each Owner to the Common Expenses;

(b) To make and collect assessments as provided for in the Declaration and Bylaws;

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(c) To use the proceeds of assessments in the exercise of its powers and duties in accord with the Declaration and the Bylaws;

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(d) To maintain and keep in good repair the Area of Common Responsibility as set forth in the Declaration and Bylaws;

(e) To obtain and carry insurance against casualties and liabilities, as provided for in the Declaration;;

(f) To make or contract for repairs, additions and improvements to, or alterations of, the Common Area in accordance with the provisions of the Declaration and Bylaws after damage or destruction by fire or other casualty;

(g) To make and amend reasonable regulations respecting the use of the Common Area;

(h) To enforce, by legal means, the provisions of the Declaration and the Bylaws including the institution of any proceedings on behalf of or against the Owners with respect to the operation of the Association;

(i) To pay the cost of all services rendered to the Association to its Members and not chargeable to Owners; and

(j) To employ personnel necessary for the operation of the Association or for the maintenance, repair, or replacement of the Association's property, the Area of Common Responsibility, and where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties.

14. All funds, and the titles of all properties acquired by the Association, and the proceeds thereof, shall be held in trust for the Members, or used to pay Common Expenses in accordance with the provisions of the Declaration and the Bylaws.

15. The powers of the Association shall be subject to, and shall be exercised in accordance with, the provisions of the Declaration and the Bylaws.

16. The Members of the Association shall include the Declarant and all Owners, as defined in the Declaration and Bylaws.

17. Change of membership in the Association shall be consummated by the transfer of title to a Unit as provided for in the Declaration and Bylaws.

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18. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to a Member's Unit.

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19. The voting rights and the manner of exercising voting rights shall be as set forth in the Declaration and the Bylaws.

20. The affairs of the Association shall be managed by a board consisting of the number of Directors as shall be determined by the Bylaws, but not less than three (3) Directors, and, in the absence of such determination, shall consist of three (3) Directors (hereinafter the "Board of Directors"). The method of election of the Board of Directors, the term of office, the method of removal, and the method of filling vacancies on the Board, shall be as set forth in the Bylaws.

21. The affairs of the Association shall be administered by Officers elected from among the Board of Directors in accordance with the Bylaws. The Officers shall serve at the pleasure of the Board of Directors.

22. The Bylaws have been adopted by Devon Hills Limited Partnership as Declarant, and by the Incorporator.

23. Amendments to the Charter shall be proposed and adopted in the following manner:

(a) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

(b) A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the Members of the Association. Directors and Members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting.

(c) Approval of an amendment must be by affirmative vote or written consent of Voting Members representing 75% of the total votes of the Members of the Association.

(d) A copy of each amendment shall be effective upon filing with the Secretary of State of Tennessee. A copy of each amendment shall also be recorded in the Office of the Register of Deeds of Davidson County, Tennessee.

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STATE OF TENNESSEE
WITNESS MY HAND effective this

15th day of April,

1989 APR 18 PM 2:05

GENTRY CROWELL
SECRETARY OF STATE

Stephen C Baker

Stephen C. Baker, Incorporator
Suite 1200
One Commerce Place
Nashville, TN 37239

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
DEVON HILLS

Prepared By:
DEARBORN & EWING
Suite 1200, One Commerce Place
Nashville, Tennessee 37239
(615) 259-3560

RECORDED & INDEXED JUN 1 1990

JUN 1 9 14 AM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IDENTIF. PREFERENCE

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TABLE OF EXHIBITS

<u>Exhibit</u>	<u>Subject Matter</u>
"A"	Land Initially Submitted
"B"	Land Subject to Annexation
"C"	By-Laws of Devon Hills Community Association, Inc.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
DEVON HILLS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 1st day of June, 1990, by Sovran Bank/Central South, a Tennessee banking corporation (hereinafter referred to as "Declarant");

W I T N E S S E T H

WHEREAS, Declarant owns the real property described in Exhibit "A" attached hereto and incorporated herein by reference and intends by this Declaration to impose upon the Properties (as defined herein) mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of residential property within the Properties. Declarant desires to provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties as are now or hereafter subjected to this Declaration;

NOW, THEREFORE, Declarant hereby declares that all of the property described in Exhibit "A" and any additional property as is hereafter subjected to this Declaration by Subsequent Amendment (as defined herein) shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of and which shall run with the real property subjected to this Declaration and which shall be binding on all parties having any right, title, or interest in the described Properties or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner thereof.

Article I
Definitions

The terms in this Declaration and the By-Laws shall be construed to have their ordinary, generally accepted meanings unless otherwise specifically defined herein or in the By-Laws. In addition, the following definitions shall apply:

Section 1. "Area of Common Responsibility" shall mean and refer to the Common Area, together with those areas, if any, which by the terms of this Declaration or by contract with any Person or by agreement with any Neighborhood become the responsibility of the Association. The office of any property manager employed by or contracting with the Association, if located on the Properties, may be part of the Area of Common Responsibility.

Section 2. "Association" shall mean and refer to the Devon Hills Community Association, Inc., a Tennessee nonprofit corporation,

its successors or assigns. The Board of Directors or "Board" shall be the elected body having its normal meaning under Tennessee corporate law. The use of the term "association" or "associations" in lower case shall refer to any condominium association or other owners association having jurisdiction over any part of the Properties.

Section 3. "By-Laws" shall mean and refer to the By-Laws of Devon Hills Community Association, Inc., attached hereto as Exhibit "C" and incorporated herein by reference, as they may be amended from time to time.

Section 4. "Class "B" Control Period" shall mean and refer to the period of time during which the Class "B" member is entitled to appoint a majority of the members of the Board of Directors, as specified in Article III, Section 2, of the By-Laws.

Section 5. "Common Area" shall mean all real and personal property which the Association now or hereafter owns or otherwise holds for the common use and enjoyment of the Owners and shall include all Limited Common Area.

Section 6. "Common Expenses" shall mean and include the actual and estimated expenses of operating the Association, both for general and Neighborhood purposes, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the By-Laws, and the Charter of the Association.

Section 7. "Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard may be more specifically determined and set forth by the Board of Directors and the New Construction Committee.

Section 8. "Declarant" shall mean and refer to Sovran Bank/Central South, a Tennessee banking corporation, or its successors, successors-in-title or assigns who take title to any portion of the undeveloped or unsold property described on Exhibits "A" or "B" for the purpose of development or sale and who are designated as the Declarant hereunder in a recorded instrument executed by the immediately preceding Declarant.

Section 9. "District" shall mean a group comprised of one or more housing types and representing a political unit for the purpose of electing directors, as more particularly described in Article III, Section 3(b), of this Declaration.

Section 10. "General Assessment" shall mean and refer to assessments levied to fund expenses for the benefit of all Members of the Association.

Section 11. "Limited Common Area" shall mean and refer to certain portions of the Common Area which are for the exclusive use and benefit of one or more, but less than all, Neighborhoods. All costs associated with maintenance, repair, replacement and insurance of Limited Common Areas shall be assessed as a Neighborhood Assessment against the Owners of Units in those Neighborhoods which have been assigned the use of such Limited Common Areas. By way of illustration and not limitation, Limited Common Areas may include recreational facilities and private streets intended for the exclusive use of Owners within a particular Neighborhood or Neighborhoods and supported exclusively by Neighborhood Assessments. Initially, any Limited Common Areas shall be designated as such by Declarant and assigned in the deed conveying the Common Area to the Association. A portion of the Common Area may be assigned as Limited Common Area of a particular Neighborhood and Limited Common Area may be reassigned upon the vote of a majority of the total Association vote, including a majority of the votes within the Neighborhood(s) to which they are assigned. During the Class "B" Control Period, Declarant shall have the right in its sole discretion to assign the use of a Limited Common Area to one or more additional Neighborhoods even if such Limited Common Area has been previously assigned to a particular Neighborhood.

Section 12. "Master Land Use Plan" shall mean and refer to the preliminary development map or maps for the property described on Exhibits "A" and "B" most recently approved by the Metropolitan Government of Nashville and Davidson County, Tennessee, as such map or maps may be amended from time to time.

Section 13. "Member" shall mean and refer to a Person entitled to membership in the Association, as provided herein.

Section 14. "Mortgage" shall mean and refer to a mortgage, deed of trust, deed to secure debt, or other security deed.

Section 15. "Mortgagee" shall mean and refer to a beneficiary or holder of a mortgage, deed of trust, deed to secure debt, or other security deed.

Section 16. "Mortgagor" shall mean and refer to any Person who gives a Mortgage.

Section 17. "Neighborhood" shall mean and refer to areas designated by Declarant comprised of one (1) or more housing types subject to this Declaration, whether or not governed by an additional owners association, in which owners may have common interests other than those common to all Association members, such as a common theme, entry features, development name, and/or common areas and facilities which are not available for use by all Association members. For example, and by way of illustration and not limitation, each condominium development, multi-family development and single family housing development shall constitute a separate Neighborhood. In addition, each parcel of land intended for development as any of the above shall

constitute a Neighborhood, subject to division into more than one (1) Neighborhood upon development. Where the context permits or requires, the term Neighborhood shall also refer to the Neighborhood Committee (established in accordance with the By-Laws) or Neighborhood Association (as defined in Article III, Section 3) having jurisdiction over the property within the Neighborhood.

Section 18. "Neighborhood Assessments" shall mean assessments for common expenses provided for herein or by any Subsequent Amendment which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Units against which the specific Neighborhood Assessment is levied and of maintaining the properties within a particular Neighborhood, all as may be specifically authorized from time to time by the Board of Directors and as more particularly authorized herein.

Any Neighborhood Assessment shall be levied equally against all Units in the Neighborhood benefitting from the services supported thereby, provided that in the event of assessments for exterior maintenance of structures, or insurance on structures, or replacement reserves which pertain to particular structures or improvements (pursuant to a Subsequent Amendment or supplement to this Declaration), or other expenses incurred for the benefit of particular Units, such assessments may be levied on a pro rata basis among the benefited Units.

Section 19. "Owner" shall mean and refer to one (1) or more Persons who hold the record title to any Unit which is part of the Properties, 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 considered the Owner.

Section 20. "Person" means a natural person, a corporation, a partnership, a trustee, or other legal entity.

Section 21. "Properties" shall mean and refer to the real property described in Exhibit "A" attached hereto and shall further refer to such additional property as is hereafter subjected to this Declaration by Subsequent Amendment.

Section 22. "Special Assessment" shall mean and refer to assessments levied in accordance with Article X, Section 3, of this Declaration.

Section 23. "Subsequent Amendment" shall mean an amendment to this Declaration which subjects additional property to this Declaration. Such Subsequent Amendment may, but is not required to, impose, expressly or by reference, additional restrictions and

obligations on the land submitted by that Subsequent Amendment to the provisions of this Declaration.

Section 24. "Unit" shall mean a portion of the Properties intended for development, use and occupancy as an attached or detached residence for a single family, and shall, unless otherwise specified, include within its meaning (by way of illustration, but not limitation) condominium units, townhouse units, apartment units contained within multi-family apartment buildings, cluster homes, patio or zero lot line homes, and single-family detached houses on separately plated lots, as well as vacant land intended for development as such, all as may be developed, used, and defined as herein provided or as provided in Subsequent Amendments covering all or a part of the Properties. The term shall include all portions of the lot owned including any structure thereon.

In the case of a parcel of vacant land or land on which improvements are under construction, the parcel shall be deemed to contain the number of Units designated for such parcel on the Master Land Use Plan or the site plan approved by Declarant, whichever is most recent.

Section 25. "Voting Member" shall mean and refer to the representative selected by the Members of each Neighborhood to be responsible for casting all votes attributable to Units within the Neighborhood for election of directors, amending this Declaration or the By-Laws, and all other matters provided for in this Declaration and in the By-Laws. The Voting Member from each Neighborhood shall be the senior elected officer (e.g., Neighborhood Committee chairman or Neighborhood Association president) from that Neighborhood; the alternate Voting Member shall be the next most senior officer.

Article II Property Rights

Section 1. Rights in Common Area. Every Owner shall have a right and easement of enjoyment in and to the Common Area, subject to this Declaration as it may be amended from time to time and to any restrictions or limitations contained in any deed conveying such property to the Association. Any Owner may delegate his or her right of enjoyment to the members of his or her family, approved lessees, and social invitees subject to reasonable regulation by the Board and in accordance with procedures it may adopt. An Owner who leases his or her Unit pursuant to Article XII, Section 23, of this Declaration shall be deemed to have delegated all such rights to the Unit's lessee.

Section 2. Declarant's Rights. Declarant reserves the right to amend this Declaration unilaterally at any time during the Class "B" Control Period for the purpose of removing certain portions of the Properties then owned by the Declarant or its affiliates or the Association from the provisions of this Declaration, without prior

notice and without the consent of any Person other than the owner thereof, to the extent such property was included originally in error or as a result of any changes whatsoever in the plans for Devon Hills desired to be effected by the Declarant, provided such' withdrawal is not unequivocally contrary to the overall, uniform scheme of development for Devon Hills.

Article III
Membership and Voting Rights

Section 1. Membership. Every Owner, as defined in Section 19 of Article I, shall be deemed to have a membership in the Association. No Owner, whether one or more Persons, shall have more than one (1) membership 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. The rights and privileges of membership, including the right to vote, may be exercised by a Member or the Member's spouse, subject to the provisions of this Declaration and the By-Laws. The membership rights of a Unit owned by a corporation or partnership shall be exercised by the individual designated in a written instrument provided to the Secretary, subject to the provisions of this Declaration and the By-Laws.

Section 2. Voting. The Association shall have two (2) classes of membership, Class "A" and Class "B", as follows:

(a) Class "A". Class "A" Members shall be all Owners with the exception of the Class "B" Member, if any.

Class "A" Members shall be entitled to one (1) equal vote for each Unit in which they hold the interest required for membership under Section 1 hereof; provided, no Owner shall be entitled to a vote for any Unit until such time as the Unit is subject to the full annual assessment under Article X, Section 6 hereof. There shall be only one (1) vote per Unit. Unless otherwise specified in this Declaration or the By-Laws, the vote for each Unit shall be exercised by the Voting Member, as defined in Article I, representing the Neighborhood of which the Unit is a part.

In any situation where a Member is entitled personally to exercise the vote for his Unit and more than one (1) Person holds the interest in such 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 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) Class "B". The Class "B" Member shall be the Declarant. The rights of the Class "B" member, including the right to approve actions taken under this Declaration and the By-Laws, are specified elsewhere in the Declaration and the By-Laws. The Class "B" member shall be entitled to one (1) vote per Unit owned and, in

addition, whether or not any Units are owned, shall be entitled to appoint a majority of the members of the Board of Directors during the Class "B" Control Period, as specified in Article III, Section 2 of the By-Laws. The Class "B" membership shall terminate and be converted to Class "A" membership five (5) years after the expiration of the Class "B" Control Period.

Section 3. Neighborhoods and Electoral Districts.

(a) Neighborhoods. Every Unit shall be located within a Neighborhood as defined in Article I. The Units within a particular Neighborhood may be subject to additional covenants and/or the Unit Owners may all be members of a separate owners association ("Neighborhood Association") in addition to the Association, but no such Neighborhood Association shall be required except in the case of a condominium development. Any Neighborhood which does not have a Neighborhood Association shall elect a Neighborhood Committee, as described in Article V, Section 3, of the By-Laws, to represent the interests of Owners of Units in such Neighborhood. Each Neighborhood Association or Committee may, upon the affirmative vote, written consent, or a combination thereof of a majority of Owners within the Neighborhood, request that the Association provide a higher level of service or special services for the benefit of Units in the Neighborhood, the cost of which shall be assessed against the benefitted Units pursuant to Article X. In addition, any Subsequent Amendment or declaration of covenants affecting the Property within a Neighborhood which is executed or consented to by Declarant may assign maintenance, insurance or other responsibilities to the Association, the cost of which shall be assessed as a Neighborhood Assessment. The senior elected officer of the Neighborhood Association or the Neighborhood Committee shall serve as the Voting Member for such Neighborhood and shall cast all votes attributable to Units in the Neighborhood on all Association matters requiring membership vote, unless otherwise specified in this Declaration or the By-Laws. The Voting Member may cast all votes as it, in its discretion, deems appropriate.

Initially, Declarant shall designate each portion of the Properties which shall constitute a Neighborhood at the time it is subjected to this Declaration. The developer of any such Neighborhood may apply to the Board of Directors to divide the parcel constituting the Neighborhood into more than one (1) Neighborhood at any time. Upon a petition signed by a majority of the Unit Owners in the Neighborhood, any Neighborhood Association or Neighborhood Committee may also apply to the Board of Directors to divide the property comprising the Neighborhood into two (2) or more Neighborhoods. Any such application shall be in writing and shall include a plat of survey of the entire parcel which indicates the boundaries of the proposed Neighborhoods. The Neighborhood division requested by the Neighborhood or parcel developer shall automatically be granted unless the Board of Directors denies such application in writing within ten (10) days of its receipt thereof. The Board may deny an application only upon determination that there is no reasonable basis for distinguishing

between the areas proposed to be divided into separate Neighborhoods. All applications and copies of any denials shall be filed with the books and records of the Association and shall be maintained as long as this Declaration is in effect.

(b) Electoral Districts. In order to allocate representation on the Board of Directors among the various housing types and residential areas within the Properties and to ensure that no single group, by virtue of its size, is able to elect the entire Board of Directors and exclude representation of others, Districts shall be established for election of directors to the Board of Directors. Districts may be composed of one (1) or more Neighborhoods and need not be equal in population. A District may contain non-contiguous Property, but to the extent practical it shall be composed of properties dedicated to similar uses. No District shall be comprised of less than seven percent (7%) of the total number of Units within the Properties. The number of Districts within the Properties shall not exceed the total number of directors authorized to serve on the Board of Directors pursuant to the By-Laws. The number of directors to be elected by and from each District shall be determined in accordance with Article III, Section 5, of the By-Laws.

Districts initially shall be established by the Declarant by filing in the Davidson County, Tennessee, land records an addendum to this Declaration designating by metes and bounds description or map all parcels of property contained within a specified District. As additional property is subjected to this Declaration pursuant to Article VIII hereof, such addendum may be amended by Declarant to change the composition of existing Districts or to establish new Districts to account for the additional property. After expiration of the Declarant's right to annex property pursuant to Article VIII hereof, the Board of Directors shall have the right to file or amend such addendum upon the vote of at least two-thirds (2/3) of the total number of Directors. Neither recordation nor amendment of such addendum shall constitute an amendment to this Declaration and shall not require the formality thereof. Until such time as an addendum is filed, all of the Properties shall constitute a single District. After an addendum is filed, any and all portions of the Properties which are not assigned to a specific District therein, until so assigned, shall constitute a single District.

Article IV Maintenance

Section 1. Association's Responsibility. The Association shall maintain and keep in good repair the Area of Common Responsibility, such maintenance to be funded as hereinafter provided. This maintenance shall include, but not be limited to, (i) maintenance, repair, and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, and improvements situated upon such areas, landscaping on medians and rights-of-way of all public roads, and landscaping of any buffers; (ii) all recreational

facilities and other structures located upon the Common Areas; and (iii) all equipment, pipes, lines and structures providing well or river water for landscaping within the Area of Common Responsibility. Notwithstanding the obligation to maintain the Area of Common Responsibility, the Board of Directors may discontinue the operation of any fountain or similar aesthetic device within such Area of Common Responsibility if, in its sole discretion, the Board determines that doing so is in the best interest of the Association.

Notwithstanding that the Association may have responsibility for maintaining Limited Common Areas, all costs associated with maintenance, repair and replacement of Limited Common Areas shall be assessed solely against the Units in the Neighborhood(s) benefitting therefrom as a Neighborhood Assessment pursuant to Article X, Section 1, of this Declaration.

The Association shall maintain, repair and replace any Property within a Neighborhood for which such responsibility is specifically assigned to the Association by any Subsequent Amendment or additional declaration of covenants recorded in the Davidson County, Tennessee land records affecting any portion of the Properties, provided such Subsequent Amendment or additional declaration is executed by or consented to by Declarant. If any such instrument is not executed by Declarant, then Declarant's written consent shall be attached thereto and recorded in the land records. In addition, the Association may, in the discretion of its Board, assume the maintenance responsibilities of a Neighborhood Association set out in this Declaration or in any Subsequent Amendment or additional declaration subsequently recorded either by contract or agreement or because, in the opinion of the Board, the level and quality of service then being provided is not consistent with the Community-Wide Standard of the Properties. The provision of services in accordance with this Section shall not constitute discrimination within a class.

Section 2. Owner's Responsibility. Each Owner shall maintain his or her Unit and all structures, parking areas, landscaping, and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants, unless such maintenance responsibility is otherwise assumed by or assigned to a Neighborhood Association pursuant to any additional declaration of covenants applicable to such Unit. If any Owner fails properly to perform his or her maintenance responsibility, the Association may perform it and assess all costs incurred by the Association plus a fee equal to ten (10%) percent of such costs against the Unit and the Owner in accordance with Article X, Section 3 of this Declaration; provided, however, except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

Section 3. Neighborhood's Responsibility. Each Neighborhood shall be responsible for paying, through Neighborhood Assessments, costs of maintenance of certain Common Areas and Limited Common

Areas within or assigned to such Neighborhood which primarily benefit the Owners of Units within the Neighborhood, including, without limitation, the costs of maintenance of any right-of-way and greenspace between the Neighborhood and adjacent public roads, maintenance of all landscaping on medians and rights-of-way of all public roads, any lighting systems, private streets or parking areas within, or providing access to the Neighborhood, and any lakes or ponds within the Neighborhood, regardless of ownership and regardless of the fact that such maintenance may be performed by the Association. The Board of Directors shall identify, prior to levying assessments for any fiscal year, which property shall be maintained at Neighborhood expense pursuant to this paragraph during such fiscal year; provided, to the greatest extent possible, all similarly situated Neighborhoods shall be treated the same.

Any Neighborhood Association having responsibility for maintenance of all or a portion of the property within a particular Neighborhood pursuant to a declaration of covenants affecting the Neighborhood shall perform such maintenance responsibility in a manner consistent with the Community-Wide Standard. If any such Neighborhood Association fails to perform its maintenance responsibility as required herein and in any additional declaration, the Association may perform it and assess the costs against all Units within such Neighborhood Association as provided in Article X, Section 3 of this Declaration.

Article V Insurance and Casualty Losses

Section 1. Insurance. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if reasonably available, for all insurable improvements on the Common Area. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred (100%) percent of the replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard.

Premiums for all insurance on the Common Area shall be common expenses of the Association and shall be included in the General Assessment, as defined in Article I, Section 10 hereof, and as more particularly described in Article X, Section 1 hereof. The policy may contain a reasonable deductible, and 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 responsible for the 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.

In addition to casualty insurance on the Common Area, the Association may, upon request of a Neighborhood Association or

Committee, obtain and continue in effect adequate blanket all-risk casualty insurance in such form as the Board of Directors deems appropriate for one hundred (100%) percent of the replacement cost of all Units, including improvements located thereon, within the Neighborhood and/or common property of the Neighborhood Association, and charge the costs thereof to the Owners within the benefitted Neighborhood as a Neighborhood Assessment, as defined in Article X hereof. Notwithstanding this authority, the Association shall not be obligated to provide insurance for any Neighborhood unless specifically assigned such responsibility in a Subsequent Amendment or additional declaration of covenants affecting such Neighborhood executed by Declarant or consented to by Declarant as evidenced by a written consent attached thereto and recorded in the Davidson County, Tennessee land records.

Insurance obtained on the properties within any Neighborhood whether obtained by such Neighborhood or the Association, shall at a minimum comply with the applicable provisions of this Section 1, including the provisions of this Article applicable to policy provisions, loss adjustment, and all other subjects to which this Article applies with regard to insurance on the Common Area. All such insurance shall be for the full replacement cost. All such policies shall provide for a certificate of insurance to be furnished to each Member insured, to the Association, and to the Neighborhood Association, as applicable.

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. If reasonably available, 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, and a Five Hundred Thousand (\$500,000.00) Dollar minimum property damage limit.

All insurance coverage obtained by the Board of Directors shall be written in the name of the Association as Trustee for the respective benefitted parties, as further identified in (b) below. Such insurance shall be governed by the provisions hereinafter set forth:

(a) All policies shall be written with a company licensed to do business in Tennessee which holds a Best's rating of A 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 on the Common Area shall be for the benefit of the Association and its members as their interests may appear; all policies secured at the request of a Neighborhood shall be for the benefit of the Neighborhood Association, if any, the Owners of Units within the Neighborhood and their Mortgagees, as their interests may appear.

(c) Exclusive authority to adjust losses under policies in force on the Properties obtained by the Association shall be vested in the Association's Board of Directors; 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 Board of Directors 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 (1) or more qualified persons, at least one (1) of whom must be in the real estate industry and familiar with construction in the Davidson County, Tennessee, area.

(f) The Association's Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:

(i) a waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners, and their respective tenants, servants, agents, and guests;

(ii) a waiver by the insurer of its rights to repair, and reconstruct, instead of paying cash;

(iii) that no policy may be cancelled, invalidated or suspended on account of any one or more individual Owners;

(iv) that no policy may be cancelled, invalidated, or suspended on account of the conduct of any Director, officer, or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, its manager, any Owner, or Mortgagee;

(v) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and

(vi) that the Association will be given at least thirty (30) days' prior written notice of any cancellation, substantial modification, or non-renewal.

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 necessary, directors' and officers' liability coverage, and, if reasonably available, a fidelity bond or bonds on directors, officers, employees, and other Persons handling or responsible for the Association's funds. 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, 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 2. Individual Insurance. By virtue of taking title to a Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry blanket all-risk casualty insurance on the Unit(s) and structures constructed thereon meeting the same requirements as set forth for insurance in Section 1 of this Article V, unless the Neighborhood Association or Committee for the Neighborhood in which the Unit is located or the Association carries such insurance. Each Owner further covenants and agrees that in the event of a partial loss or damage and destruction resulting in less than total destruction of structures comprising his Unit, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article XI of this Declaration and the Owner shall pay any costs of any repair or reconstruction which are not covered by insurance proceeds, such repair or reconstruction to be completed within one hundred eighty (180) days of the date of the occurrence of the damage or destruction. In the event that the structure is totally destroyed the Owner may decide not to rebuild or to reconstruct, in which case the Owner shall, within thirty (30) days of the date of the damage or destruction, clear the Unit of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Unit in a neat and attractive condition consistent with the Community-Wide Standard.

A Neighborhood Association or Committee may impose more stringent requirements regarding the standards for rebuilding or reconstructing structures on the Units subject to its jurisdiction and the standard for returning the Units to their natural state in the event the structures are not rebuilt or reconstructed.

Section 3. Disbursement of Proceeds. 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 thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repairs or reconstruction to the Common Area or, in the event no repair or reconstruction is made, 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.

Section 4. Damage and Destruction.

(a) Immediately after the damage or destruction by fire or other casualty to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Properties. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Properties 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 the applicable building code.

(b) Any damage or destruction to the Common Area shall be repaired or reconstructed unless the Voting Members representing at least seventy-five (75%) percent of the total vote of the Association shall decide within sixty (60) days after the casualty not to repair or reconstruct. Any damage or destruction to the common property of any Neighborhood Association shall be repaired or reconstructed unless the members holding at least seventy-five (75%) percent of the total vote of the Neighborhood Association whose common property is damaged 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 or the Neighborhood Association, as appropriate, 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 Common Area damage or destruction 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 or to the common property of any Neighborhood Association shall not be repaired or reconstructed and no alternative improvements are authorized then and in that event the affected portion of the Properties shall be restored to their natural state and maintained by the Association or the Neighborhood Association, as applicable, in a neat and attractive condition, consistent with the Community-Wide Standard.

Section 5. Repair and Reconstruction. If the damage or destruction to the Common Area or to the common property of a Neighborhood Association for which insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Voting Members, levy a special assessment

against all Owners on the same basis as provided for General Assessments, provided if the damage or destruction involves the common property of a Neighborhood Association, only the Owners of Units in the affected Neighborhood Association shall be subject to such assessment. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

Article VI
No Partition

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 Properties or any part thereof seek any judicial partition unless the Properties have been removed from the provisions of this Declaration. This Article shall not be construed to prohibit the Board of Directors 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.

Article VII
Condemnation

Whenever all or any part of the Common Area shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of Voting Members representing at least two-thirds (2/3) of the total Association vote and the Declarant as long as the Declarant owns any property described on Exhibits "A" or "B") by any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice thereof. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:

If the taking involves a portion of the Common Area on which improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant so long as the Declarant owns any property described in Exhibits "A" or "B" of this Declaration, and Voting Members representing at least seventy-five (75%) percent of the total vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Area to the extent lands are available therefor, in accordance with plans approved by the Board of Directors of the Association. If such improvements are to be repaired or restored, the above provisions in Article V hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board of Directors of the Association shall determine.

Article VIII
Annexation of Additional Property

Section 1. Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option from time to time at any time until all property described on Exhibit "B" has been subjected to this Declaration or January 1, 2000, whichever is earlier, to subject to the provisions of this Declaration and the jurisdiction of the Association all or any portion of the real property described in Exhibit "B", attached hereto and by reference made a part hereof, whether in fee simple or leasehold, by filing in the public records of Davidson County, Tennessee, an amendment annexing such Properties. Such Subsequent Amendment to this Declaration shall not require the consent of members or Voting Members. Any such annexation shall be effective upon the filing for record of such Subsequent Amendment unless otherwise provided therein. Declarant shall have the unilateral right to transfer to any other Person the said right, privilege, and option to annex additional property which is herein reserved to Declarant, provided that such transferee or assignee shall be the developer of at least a portion of the real property described in Exhibits "A" or "B" attached hereto and that such transfer is memorialized in a written instrument executed by the Declarant and recorded in the public records of Davidson County, Tennessee.

Section 2. Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, the Association may annex real property other than that shown on Exhibit "B", and following the expiration of the right in Section 1 of this Article, the Properties shown on Exhibit "B", to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of Voting Members or alternates representing a majority of the Class "A" votes of the Association (other than those held by Declarant) present at a meeting duly called for such purpose and of the Declarant, so long as Declarant owns property subject to this Declaration or which may become subject in accordance with Section 1 of this Article. Annexation shall be accomplished by filing of record in the Register's Office for Davidson County, Tennessee, a Subsequent Amendment with respect to the Properties being annexed. Any such Subsequent Amendment shall be signed by the President and the Secretary of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the By-Laws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for, and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section 2, and to ascertain the presence of a quorum at such meeting.

Section 3. Acquisition of Additional Common Area.
Declarant may convey or cause to be conveyed to the Association

additional real estate, improved or unimproved, located within the properties described in Exhibits "A" or "B" which upon conveyance or dedication to the Association shall be accepted by the Association and thereafter shall be maintained by the Association at its expense for the benefit of all its Members.

Section 4. Amendment. This Article VIII shall not be amended without the prior written consent of Declarant, so long as the Declarant owns any property described in Exhibits "A" or "B".

Article IX
Rights and Obligations of the Association

Section 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 and all improvements thereon (including, without limitation, furnishings and equipment related thereto and common landscaped areas), and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to the terms and conditions hereof.

Section 2. Personal Property and Real Property for Common Use. The Association, through action of its Board of Directors, may acquire, hold, and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests within the Properties conveyed to it by the Declarant.

Section 3. Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties, 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 in the By-Laws of the Association. In addition, the Association, through the Board, may, by contract or other agreement, enforce county ordinances or permit the County of Davidson to enforce ordinances on the Properties for the benefit of the Association and its Members.

Section 4. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, 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 5. Powers of the Association with Respect to Neighborhoods. The Association shall have the absolute power to veto any

action taken or contemplated to be taken by any Neighborhood Association or Committee, and the Association shall have the absolute power to require specific action to be taken by any Neighborhood Association or Committee in connection with the obligations and responsibilities hereunder or under any other covenants affecting the Properties. Without limiting the generality of the foregoing, the Association may require specific maintenance or repairs or aesthetic changes to be effectuated by the Neighborhood Association or Committee, may require that proposed budgets include certain items and that expenditures be made therefor, may veto or cancel any contract providing for maintenance, repair or replacement of the property governed by such Neighborhood Association or Committee and may otherwise require or veto any other action of the Neighborhood Association or Committee or any committee thereof as the Association deems appropriate from time to time.

Any action required by the Association in a written notice to be taken by a Neighborhood Association or Committee shall be taken within the time frame set by the Association in such written notice. If the Neighborhood Association or Committee fails to comply with the requirements set forth in such written notice, the Association shall have the right to effect such action on behalf of the Neighborhood Association or Committee and shall assess the Units contained within such Neighborhood for their prorata share of any expenses incurred by the Association under the circumstances (to cover the Association's administrative expenses in connection with the foregoing and to discourage failure to comply with the requirements of the Association) in the manner provided in Article X, Section 3 hereof. Such assessments may be collected as a Special Assessment hereunder and shall be subject to all lien rights provided for herein.

Section 6. Special Services. The Association shall have the right to make available to Members special services, such as, but not limited to, tennis lessons, or other services, the cost of which is not included in the operating budget of the Association, and to charge user fees or other charges to cover the costs thereof to Members requesting such services.

Article X Assessments

Section 1. Creation of Assessments. There are hereby created assessments for Common Expenses as may from time to time specifically be authorized by the Board of Directors to be commenced at the time and in the manner set forth in Section 6 of this Article. There shall be three (3) types of assessments: (1) General Assessments to fund expenses for the benefit of all Members of the Association; (2) Neighborhood Assessments for expenses benefitting only Units within a particular Neighborhood; and (3) Special Assessments as described in Section 3 below.

General Assessments shall be levied equally on all Units. Neighborhood Assessments shall be levied equally on all Units within

the Neighborhood for whose benefit Common Expenses are incurred which benefit less than the Association as a whole. Special Assessments shall be levied as provided in Section 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.

All assessments, together with interest at a rate not to exceed 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 on the land and shall be a 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, 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 title.

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 processing fee not to exceed Fifty (\$50.00) Dollars for the issuance of such certificate.

Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, acceleration of the annual General Assessment for delinquents. Unless the Board otherwise provides, the General Assessment and Neighborhood Assessment shall be paid in annual installments.

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. No diminution or abatement of assessment 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 By-Laws, 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, the obligation to pay assessments being a separate and independent covenant on the part of each Owner.

So long as the Declarant has an option unilaterally to subject additional property to this Declaration, the following shall apply: unless assessments have commenced, pursuant to Section 6 below

on all Units subject to this Declaration as of the first day of any fiscal year, the Declarant shall be obligated for the difference between the amount of assessments levied on all Units subject to assessment and the amount of actual expenditures required to operate the Association during the fiscal year. This obligation may be satisfied in the form of a cash subsidy or by "in kind" contributions of services or materials, or a combination of these.

The Association is specifically authorized to enter into subsidy contracts or contracts for "in kind" contribution of services or materials or a combination of services and materials with Declarant or other entities for the payment of some portion of the Common Expenses.

Section 2. Computation of Assessments.

(a) Computation of General Assessment. It shall be the duty of the Board, at least sixty (60) days before the beginning of the fiscal year and thirty (30) days prior to the meeting at which the budget shall be presented to the Voting Members, to prepare a budget covering the estimated costs of operating the Association during the coming year. The budget shall include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared and shall separately list general expenses. The General Assessment to be levied for the coming year against each Unit subject to assessment under Section 6 below shall be computed by dividing the total operating budget (excluding Neighborhood expenses) by the total number of Units subjected to this Declaration as of sixty (60) days before the end of the current fiscal year. The Board shall cause a copy of the budget and the amount of the General Assessments to be levied against each Unit for the following year to be delivered to each Owner at least fifteen (15) days prior to the meeting. The budget and the assessment shall become effective unless disapproved at the meeting by a vote of Voting Members or their alternates representing at least a majority of the total Class "A" vote in the Association, and the approval of the Class "B" member, so long as the Class "B" membership exists.

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 the succeeding year, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the then current year shall continue for the succeeding year.

(b) Computation of Neighborhood Assessments. It shall be the duty of the Board, at least sixty (60) days before the beginning of each fiscal year, to prepare a separate budget covering the estimated Neighborhood expenses to be incurred by the Association for each Neighborhood on whose behalf Neighborhood expenses are expected to be incurred during the coming year. The Board shall be entitled to set such budget only to the extent that this Declaration or the By-Laws

specifically authorizes the Board to assess certain costs as a Neighborhood Assessment. The Neighborhood Association or Committee for each Neighborhood may request that additional services or a higher level of services be provided by the Association, and in such case, any additional costs shall be added to such budget. Such budget shall include a capital contribution establishing a reserve fund for repair and replacement of capital items within the Neighborhood, or within Limited Common Areas, as appropriate. Expenses incurred in connection with Limited Common Areas shall be assessed equally against the Owners of Units in those Neighborhoods which have been assigned the use of such Limited Common Areas and shall be included as a part of the Neighborhood Assessment. Neighborhood expenses shall be allocated equally among all Units within the Neighborhood benefitted thereby and levied as a Neighborhood Assessment. The Board shall cause a copy of such budget and notice of the amount of the Neighborhood Assessment to be levied on each Unit in the Neighborhood for the coming year to be delivered to each Owner of a Unit in the Neighborhood at least thirty (30) days prior to the beginning of the fiscal year. During the Class "B" Control Period, such budget and assessment shall become effective unless disapproved by Declarant. After the termination of the Class "B" Control Period, such budget and assessment shall become effective unless disapproved by a majority of the Owners of Units in the Neighborhood which the Neighborhood Assessment applies; provided, there shall be no obligation to call a meeting for the purpose of considering the budget except on petition of Owners of at least ten (10%) percent of the Units in such Neighborhood. Meetings of Neighborhood Committees, if called, shall be conducted in accordance with Article V, Section 3 of the By-Laws.

In the event the proposed budget for any Neighborhood 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, the budget in effect for the immediately preceding year shall continue for the current year.

Section 3. Special Assessments. In addition to the assessments authorized in Section 1 of this Article, the Association may levy a Special Assessment or Special Assessments in any year applicable to that year; provided, such assessment shall have the affirmative vote or written consent of Voting Members or their alternates representing fifty-one (51%) percent of the Class "A" vote in the Association held by Members other than Declarant and the approval of the Class "B" member, so long as the Class "B" membership exists.

The Association may levy a Special Assessment against any Member to reimburse the Association for costs incurred in bringing a Member and his Unit into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the By-Laws, 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. The Association may also levy a Special Assessment against the Units in any Neighborhood to reimburse the Association for costs

incurred in bringing the Neighborhood into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the By-Laws, and the Association rules and regulations, which Special Assessment may be levied upon the vote of the Board after notice to the senior officer or the Neighborhood Association or Committee and an opportunity for a hearing.

Section 4. Lien for Assessments. A lien for unpaid assessments and other charges provided for herein shall exist and shall be perfected, without any further action on the Association's part, on all Units on the due date of any such assessment or charge. The Association may, but shall not be required to, record a notice of lien on any Unit to evidence its lien on such Unit. The lien shall be prior and superior to all other liens, except (1) all taxes, bonds, assessments, and other levies which by law would be superior thereto, and (2) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value.

Such lien may be enforced by suit, judgment, and/or foreclosure.

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. After notice and an opportunity for a hearing, the Board may temporarily suspend the voting rights of a Member who is in default in payment of any assessment.

Section 5. Capital Budget and Contribution. The Board of Directors shall 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 shall set the required capital contribution in an amount sufficient to permit meeting the projected capital 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 shall be fixed by the Board and included within and distributed with the budget and assessment, as provided in Section 2 of this Article.

Section 6. Date of Commencement of Assessments. The assessments provided for herein shall commence as to each Unit on the first day of the first month following the closing of the purchase of

the Unit from Declarant. Declarant shall have the option at any time to commence assessments on all or a portion of the Units owned by Declarant. The first annual assessment shall be adjusted according to the number of days remaining in the fiscal year at the time assessments commence on the Unit. At the option of Declarant, the first annual assessment, as prorated for the remaining portion of the fiscal year, may be required to be paid at the closing of the initial sale of a Unit from Declarant.

Section 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 nonjudicial 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, 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 all of the Units, including such acquirer, its successors and assigns.

Section 8. Capitalization of Association. Upon acquisition of record title to a Unit by the first purchaser thereof other than the Declarant or an owner who purchases solely for the purpose of constructing a dwelling thereon for resale, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount equal to one-sixth (1/6) of the amount of the annual General Assessment and any Neighborhood Assessment for the Unit for that year as determined by the Board. This amount shall be deposited into the purchase and sales escrow account and disbursed therefrom to the Association for use in meeting unforeseen expenditures, purchasing equipment deemed necessary or desirable, or otherwise covering operating expenses properly incurred by the Association. Such contributions shall not be considered an advance payment of regular assessments.

Section 9. Exempt Property. Notwithstanding anything to the contrary herein, the following property shall be exempt from payment or General Assessments, Neighborhood Assessments, and Special Assessments

- (a) all Common Area; and

(b) all property dedicated to and accepted by any governmental authority or public utility, including, without limitation, public schools, public streets, and public parks.

Article XI
Architectural Standards

The Board of Directors shall have the authority and standing on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the committees established in Sections 1 and 2 of this Article XI. This Article may not be amended without the Declarant's written consent so long as the Declarant owns any property subject to this Declaration or has an unexpired option to subject additional property to this Declaration.

No construction, which term shall include within its definition staking, clearing, excavation, grading, and other site work, and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, until the requirements thereof have been fully met, and until the approval of the appropriate committee has been obtained.

Section 1. New Construction Committee. The New Construction Committee (NCC) shall have exclusive jurisdiction over all original construction on any portion of the Properties. The NCC shall prepare and, on behalf of the Board of Directors, shall promulgate design and development guidelines and application and review procedures, all as part of the Devon Hills Community Development Code ("DHCDC"), which design and development guidelines and application and review procedures shall be incorporated herein by reference as if copied verbatim herein, and shall be deemed to be covenants and restrictions herein subject to the enforcement provisions for covenants and restrictions contained herein. Such design and development guidelines and application and review procedures may set forth various items, including by way of illustration and not by way of limitation, minimum square footage requirements for Units constructed in Devon Hills. Copies of the DHCDC shall be available from the NCC for review. The guidelines and procedures shall be those of the Association, and the NCC shall have sole and full authority to prepare and to amend the DHCDC. The NCC shall have no obligations to record any amendments or revisions to the DHCDC. It shall make the DHCDC available to Owners, builders, and developers who seek to engage in development of or construction upon all or any portion of the Properties and such Owners, builders and developers shall be required to conduct their operations strictly in accordance with the DHCDC as latest revised and amended. Until one hundred (100%) percent of the Properties, computed on an area basis, have been developed and conveyed to purchasers in the normal course of development and sale, the Declarant retains the right to appoint all members of the NCC, which shall consist of at least three (3), but no more than five (5) persons. There shall be no surrender of this right prior to that time, except in a written instrument in recordable form executed by Declarant. Upon the expiration of such right, the Board

of Directors shall appoint the members of the NCC in the same manner as provided in Section 2 of this Article for the Modifications Committee.

Section 2. Modifications Committee. The Board of Directors may appoint a Modifications Committee (MC) to consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The MC, if established, shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units or structures containing Units and the open space if any, appurtenant thereto; provided, however, the MC may delegate this authority to the appropriate board or committee of any owners association subsequently created or subsequently subjected to this Declaration so long as the MC has determined that such board or committee has in force review and enforcement practices, procedures, and appropriate standards at least equal to those of the MC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The Modifications Committee shall promulgate detailed standards and procedures governing its areas of responsibility and practice, consistent with the DHCDC. In addition thereto, the following shall apply. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the MC for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his Unit, or to paint the interior of his Unit any color desired. In the event that the MC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

Section 3. No Waiver of Future Approvals. The approval of either the NCC or MC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

Section 4. Variance. The NCC may authorize variances from compliance with any of the provisions of the DHCDC when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted,

however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) estop the Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not necessarily be considered a hardship warranting a variance.

Article XII
Use Restrictions

The Properties shall be used only for residential, recreational, and related purposes (which may include, without limitation, offices for any property manager retained by the Association, business offices for the Association, or model apartment of condominium units) as may more particularly be set forth in this Declaration, amendments hereto or subsequently recorded declarations creating associations subject to this Declaration. The declaration or other creating document for any other association may impose stricter standards than those contained in this Article. The Association, acting through its Board of Directors, shall have standing and the power to enforce such standards.

The Association, acting through its Board of Directors, shall have authority to make, to modify, and to enforce standards and restrictions governing the use of Units and Common Area, including common property of any Neighborhood Association, in addition to those contained herein, and to impose reasonable user fees for facilities, including, but not limited to, swimming pools, tennis courts, community center and parking facilities, if any. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, cancelled or modified in a regular or special meeting of the Association by Voting Members representing a Majority of the total Class "A" votes in the Association and by the vote of the Class "B" member, so long as such membership shall exist.

Section 1. Signs. No sign of any kind shall be erected within the Properties without the written consent of the Board of Directors unless such sign is in strict compliance with regulations adopted by the Board. The Board of Directors and the Declarant shall have the right to erect signs as they, in their discretion, deem appropriate.

Section 2. Parking and Garages. Vehicles shall be parked only in the garages or in the driveways serving the Units or appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. All commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely within a garage or as otherwise permitted by the Board. No garage may be altered in such a manner

that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed.

Section 3. Occupants Bound. All provisions of the Declaration, By-Laws 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 of any Unit.

Section 4. Animals and Pets. No animals, livestock, or poultry of any kind shall be raised, bred, kept, or permitted on any Unit, except that dogs, cats, or other usual and common household pets not to exceed a total of two (2) may be permitted in a Unit. Pets shall not be permitted to roam free, and if they do, or, in the sole discretion of the Association if they endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any property located adjacent to the Properties, any permitted animal, livestock or poultry shall be removed upon request of the board; if the owner fails to honor such request, the pet may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Owners shall observe the leash law ordinances of the Metropolitan Government of Nashville, Davidson County, Tennessee.

Section 5. Nuisance and Hazardous Substances. No Unit shall be used, in whole or in part, for the storage of any property or thing that will cause such Unit to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any Hazardous Substance (as herein defined), substance, thing, or material be kept upon any Unit 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 any other Unit. No Hazardous Substance shall be incorporated in the construction of any improvement on any Unit. Hazardous Substances shall mean: Any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, a hazardous or toxic substance, or other similar term, by any federal, state, or local environmental statute, regulation, or ordinance presently in effect or that may be promulgated in the future, as such statutes, regulations, and ordinances may be amended from time to time, including, without limitation, asbestos in friable form and petroleum products. No noxious or offensive activity shall be carried on upon any Unit, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any property adjacent to the Unit. 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 the enjoyment of the Properties.

Section 6. 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 Properties. No inoperable or abandoned vehicles shall be parked on any street.

Section 7. Antennas. No exterior antennas, aerials, satellite dishes, 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 the Properties, including any Unit, without the prior written consent of the Board or its designee. The 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 or a portion of the Properties, should any such master system or systems be utilized by the Association and require any such exterior apparatus.

Section 8. Clotheslines, Garbage Cans, Tanks, Etc. All garbage cans, above-ground tanks, and other similar items shall be located or screened so as to be concealed from view of neighboring Units, streets, and property located adjacent to the Unit. All rubbish, trash, and garbage shall be regularly removed from the Unit and shall not be allowed to accumulate thereon. No clotheslines shall be permitted on any Unit. Trash and garbage shall not be allowed to sit on or in front of any Lot. Garbage and trash to be picked up shall be placed in heavy plastic bags or in plastic or metal garbage cans and shall be put outside for pick-up no earlier than the morning of the day(s) of pick-up.

Section 9. Subdivision of Unit. No Unit shall be subdivided or its boundary lines changed except with the prior written approval or the Board of Directors of the Association. Declarant, however, hereby expressly reserves the right to replat any Unit or Units which it owns prior to conveyance by Declarant. Any such division, boundary line change, or replatting shall not be in violation of the applicable subdivision and zoning regulations.

Section 10. Guns. The discharge of firearms within the Properties is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size.

Section 11. Pools. No above-ground pools shall be erected, constructed or installed on any Unit.

Section 12. Irrigation. No sprinkler or irrigation systems of any type which draw upon water from creeks, streams, rivers, lakes, ponds, canals or other waterways within the Properties shall be installed, constructed or operated within the Properties unless prior written approval has been received from the NCC. All sprinkler and irrigation systems shall be subject to approval in accordance with

Article XI of this Declaration and shall draw water only from city or county water supplies or wells, unless otherwise approved.

Section 13. Trailers and Temporary Structures. Except as may be permitted by the NCC during initial construction of Units, no utility shed, shack, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Properties.

Section 14. 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 rechannel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Declarant hereby reserves a perpetual easement across the Properties for the purpose of altering drainage and water flow.

Section 15. Tree Removal. No trees shall be removed from any portion of the Properties by any person other than Declarant unless approved in accordance with Article XI of this Declaration.

Section 16. 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 traffic or sight problems.

Section 17. Utility Lines. Except as installed or approved by Declarant, no overhead utility lines, including lines for cable television, shall be permitted within the Properties, except for temporary lines as required during construction and high voltage lines if required by law or for safety purposes.

Section 18. Air Conditioning Units. Except as may be permitted by the Board or its designee, no window air conditioning units may be installed in any Unit.

Section 19. Lighting. Except for seasonal Christmas decorative lights, which may be used between December 1 and January 10 only, all exterior lights must be approved in accordance with Article XI of this Declaration.

Section 20. Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculpture, fountains, flags, and similar items must be approved in accordance with Article XI of this Declaration.

Section 21. 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 XI hereof.

Section 22. Mailboxes. All mailboxes shall satisfy applicable postal regulations and shall conform to specifications established by the Declarant.

Section 23. Leases. Except as otherwise provided in this Section in the case of undue hardship, the leasing of a Unit or Units shall be prohibited. The Board of Directors shall be empowered to allow reasonable leasing of Units to avoid undue hardship, including, but not limited to, (a) where a Unit Owner must relocate his or her residence and cannot, within ninety (90) days from the date that the Unit was placed on the market, sell the Unit for at least the current appraised market value, after having made reasonable efforts to do so; (b) where the Owner dies and the Unit is being administered by his or her estate; or (c) where the Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Unit, in which case the Unit Owner must reapply at the end of the lease term for renewal of the hardship exception. Those Owners who are required to demonstrate and have demonstrated that the inability to lease their Unit would result in undue hardship and who have obtained the requisite approval of the Board may lease their Units for such duration as the Board reasonably determines is necessary to prevent undue hardship.

Notwithstanding any provision herein to the contrary, the provisions of the immediately preceding paragraph shall not apply to any leasing transaction entered into by (i) the Owner of a Unit who purchased the Unit from the holder of a first Mortgage, (ii) the holder of any first Mortgage on a Unit who becomes the Owner of a Unit through foreclosure or any other means pursuant to the satisfaction of the indebtedness secured by such Mortgage, or (iii) the Owner of any condominium unit, apartment unit or townhouse unit, so long as any lease agreement involving an apartment, condominium or townhouse unit is for a minimum term of six (6) months and the relevant apartment, condominium or townhouse association or committee shall have adopted tenant qualification standards acceptable to the Association.

Such leasing as is permitted hereunder shall be subject to reasonable rules promulgated by the Board and the following restrictions. All leases shall be in writing and a copy shall be filed with the Board of Directors. There shall be no subleasing or assignment of leases except with the prior written approval of the Board. No transient tenants shall be accommodated in any Unit. No Unit shall be leased except in its entirety.

Section 24. Playground. Any playground or other play areas or equipment furnished by the Association or erected within the Properties 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.

Section 25. Fences. No fences of any kind shall be permitted on any Unit except as approved in accordance with Article XI of this Declaration.

Section 26. 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 Properties; (c) the business activity does not involve Persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, 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 includes 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. Notwithstanding the above, the leasing of a Unit in accordance with Section 23 of this Article shall not be considered a trade or business within the meaning of this Section.

Section 27. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon, in or under any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon, in or under any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

Article XIII General Provisions

Section 1. Term. The covenants and restrictions of this Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any Properties 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 2. Amendment. Prior to the conveyance of the first Unit, Declarant may unilaterally amend this Declaration. After such conveyance, the Declarant may amend this Declaration so long as it still owns property described in Exhibits "A" or "B" for development as part of the Properties; and so long as the amendment has no material adverse effect upon any right of any Owner; thereafter and otherwise, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Voting Members representing seventy-five (75%) percent of the total votes of the Association. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the Register's Office for Davidson County, Tennessee.

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

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 3. Indemnification. As more particularly set forth in Article VI of the By-Laws, the Association shall indemnify every officer, director, and committee member against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director or committee member.

Section 4. Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Unit and such portion or portions of the Common Area adjacent thereto or as between adjacent Units due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of these restrictions) to a distance of not more than one (1) foot, as measured from any point on the common boundary between each Unit and the adjacent portion of the Common Area or as between said adjacent Units, as the case may be, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of an Owner, tenant, or the Association.

Section 5. Easements for Utilities, Etc. There is hereby reserved unto Declarant, its general partners, and its designees, so long as any of the foregoing own any property described on Exhibits "A" or "B", and to the Association and its designees, (which may include, without limitation, 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, walkways, and all utilities, including, but not limited to, water, irrigation water supply systems, sewers, meter boxes, telephones, gas, and electricity.

Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on said Properties, except as may be approved by the Association's Board of Directors 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 of Directors shall have the right to grant such easement on said Properties 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 Properties.

The Board shall have, by a two-thirds (2/3) vote, the power to dedicate all or part of the Common Area to Davidson County, Tennessee or any other local, state, or federal governmental entity, subject to such approval requirements as may be contained in Article XIV, Section 2 of this Declaration.

Section 6. Easement for Access to Adjacent Property. The Declarant, its general partners, and its duly authorized agents, representatives, and employees as well as their successors, assigns, licensees and mortgagees, shall have and there is hereby reserved an easement over the Properties for the purposes of enjoyment, use, access and development of the property described in Exhibit "B" attached hereto and by this reference incorporated herein. This easement includes but is not limited to ingress and egress over Common Areas for construction of roads and installation of utilities on the property described in Exhibits "B". Declarant agrees that it, its successors and assigns, shall be responsible for any damages caused to the Common Areas as a result of vehicular traffic connected with development of the property described in Exhibit "B".

Section 7. 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 8. 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 9. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of seventy-five (75%) percent of the Board of Directors. In the case of such a vote, and notwithstanding anything contained in this Declaration or the Charter or By-Laws of the Association to the contrary, a Board member shall not vote in favor of bringing or prosecuting any such proceeding unless authorized to do so by a vote of seventy-five (75%) percent of all Members of the District represented by the Board member. Any meeting called for such purpose shall be subject to the same notice and quorum requirements and other procedures as provided in the By-Laws for meetings of the membership. 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 X hereof, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Declarant or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 10. Use of the Name Devon Hills. No Person shall use the name "Devon Hills" or any derivative thereof in any printed or promotional material without the prior written consent of the Declarant. However, Owners may use the term "Devon Hills" in printed or promotional matter where such term is used solely to specify that particular property is located within Devon Hills.

Section 11. Security. The Declarant and/or the Association may, but shall not be obligated to, undertake certain measures designed to increase safety or security in the Properties. In such event, NEITHER THE ASSOCIATION NOR THE DECLARANT SHALL IN ANY WAY BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY WITHIN THE PROPERTIES, AND NEITHER THE ASSOCIATION NOR THE DECLARANT SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN. ALL OWNERS, TENANTS, GUESTS AND INVITEES OF ANY OWNER, AS APPLICABLE, ACKNOWLEDGE THAT THE DECLARANT, THE ASSOCIATION AND ITS BOARD OF DIRECTORS, AND THE NEW CONSTRUCTION AND MODIFICATIONS COMMITTEES DO NOT REPRESENT OR WARRANT THAT ANY FIRE PROTECTION SYSTEM OR BURGLAR ALARM SYSTEM DESIGNED BY OR INSTALLED ACCORDING TO GUIDELINES ESTABLISHED BY THE DECLARANT OR THE NEW CONSTRUCTION OR MODIFICATIONS COMMITTEES MAY NOT BE COMPROMISED OR CIRCUMVENTED, THAT FIRE PROTECTION AND BURGLAR ALARM SYSTEMS WILL PREVENT LOSS BY FIRE, SMOKE, BURGLARY, THEFT, HOLD-UP, OR OTHERWISE, NOR THAT FIRE PROTECTION AND BURGLARY ALARM SYSTEMS WILL IN ALL CASES PROVIDE THE DETECTION OR PROTECTION FOR WHICH THE SYSTEM IS DESIGNED OR INTENDED. EACH OWNER, TENANT, GUEST OR INVITEE OF AN

OWNER, AS APPLICABLE, ACKNOWLEDGES AND UNDERSTANDS THAT THE DECLARANT, THE ASSOCIATION, THE BOARD OF DIRECTORS AND COMMITTEES ARE NOT INSURERS AND THAT EACH OWNER, TENANT, GUEST AND INVITEE ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO UNITS AND TO THE CONTENTS OF UNITS AND FURTHER ACKNOWLEDGE THAT DECLARANT, THE ASSOCIATION, THE BOARD OF DIRECTORS AND COMMITTEES HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER, TENANT, GUEST OR INVITEE RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE RELATIVE TO ANY SECURITY MEASURES UNDERTAKEN.

Article XIV
Mortgage Provisions

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

Section 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 Unit 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 Properties or which affects any Unit 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 Unit 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 Unit 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 2. Special FHLMC Provision. So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing. Unless at least two-thirds (2/3) of the first Mortgagees or Voting Members representing at least two-thirds (2/3) of the total Association vote entitled to be cast thereon consent, the Association shall not:

(a) by act or omission seek to abandon, partition, subdivide, encumber, sell, 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);

(b) change the method of determining the obligations, assessments, dues, or other charges which may be levied against an Owner of a Unit (a decision by the Board, or provisions of any declaration subsequently recorded on any portion of the Properties regarding assessments for Neighborhoods or other similar areas, shall not be subject to this provision where such decision or subsequent declaration is otherwise authorized by this Declaration);

(c) 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 Units and of the Common Area (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);

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

(e) 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 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 Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to, or a taking of the Common Area.

Section 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 Unit.

Section 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 6. Applicability of Article XIV. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, By-Laws, or Tennessee law for any of the acts set out in this Article.

Section 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 thirty (30) days of the date of the Association's request.

Article XV
Declarant's Rights

Any or all of the special rights and obligations of the 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 the Declarant and duly recorded in the Register's Office for Davidson County, Tennessee. Nothing in this Declaration shall be construed to require Declarant, its general partners, or any successor to develop any of the property set forth in Exhibit "B" in any manner whatsoever.

Notwithstanding any provisions contained in this Declaration, the By-Laws, Charter, use restrictions, rules and regulations, design guidelines, and any amendments thereto, so long as construction and initial sale of Units shall continue, it shall be expressly permissible for Declarant, its general partners, and any builder or developer approved by Declarant to maintain and carry on upon such portion of the Properties as Declarant and its general partners may deem necessary, such facilities and activities as, in the sole opinion of Declarant and its general partners, may be reasonably required, convenient, or incidental to Declarant's, its general partners', and such builder's or developer's development, construction, and sales activities related to the Properties and any other property now owned or which may in the future be owned by Declarant, its general partners, and any builder or developer approved by Declarant (such other property hereinafter referred to as "Additional Property"). Declarant, its general partners, and any such builder or developer shall have an easement for access to such facilities.

This reserved easement shall constitute a burden on the title to the Properties and specifically includes, but is not limited to: (a) the right of access, ingress and egress for vehicular and pedestrian traffic over, under, in or on the Properties; (b) the right to tie into any portion of the Properties with driveways, parking areas and walkways; (c) the right to tie into and/or otherwise connect and use (without a tap-on or any other fee for so doing), replace,

relocate, maintain and repair any device which provides utility or similar services including, without limitation, electrical, telephone, natural gas, water, sewer and drainage lines and facilities constructed or installed in, on, under and/or over the Properties; (d) the right to carry on sales and promotional activities on the Properties; (e) the right to construct and operate business offices, signs, construction trailers, model residences, and sales offices on the Properties. The right to maintain and carry on such facilities and activities shall include specifically the right to use Units owned or leased by the Declarant, its general partners, or any such builder or developer, and any clubhouse or community center which may be owned by the Association, as model residences and sales offices, respectively. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

No rights, privileges, or easements granted or reserved herein shall be merged into the title of the Properties, but shall be held independent of such title, and no such right, privilege, or easement shall be surrendered, conveyed, or released except by delivery of a quit-claim deed from Declarant releasing such right, privilege, or easement by express reference thereto.

If these reserved easements are exercised without annexing any Additional Property to the Properties, the Owners of the affected Additional Property shall share the costs, if any, of using and maintaining utility and similar facilities, including, without limitation, electrical, telephone, natural gas, water (whether from well, river, or public utility), sewer, and drainage lines and facilities with the Owners in the Properties on a pro rata basis more specifically determined by Declarant.

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 Properties 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 the Declarant.

This Article may not be amended without the express written consent of the Declarant; provided, however, the rights contained in this Article shall terminate upon the earlier of (a) twenty-five (25) years from the date this Declaration is recorded, or (b) upon recording by Declarant of a written statement that all sales activity has ceased.

Article XVI
Metropolitan Government Rights Affecting Common Area

Section 1. Conveyance of Common Area. The Metropolitan Planning Commission and the Metropolitan County Council may require that the landowner provide for and establish an organization for the ownership and maintenance of any Common Area, and such organization shall not be dissolved nor shall it dispose of any Common Area, by sale or otherwise (except to an organization conceived and established to own and maintain the Common Area), without first offering to dedicate the same to the Metropolitan Government of Nashville and Davidson County and the said dedication be approved by the Metropolitan Planning Commission. However, the conditions of any transfer shall conform to the adopted final master development plan.

Section 2. Zoning Administrator Enforcement of Maintenance; Lien. In the event that the organization established to own and maintain Common Area, or any successor organization, shall at any time after the establishment of the planned unit development fail to maintain the Common Area in reasonable order and condition in accordance with the adopted master development plan, the zoning administrator may serve written notice upon such organization and/or the owners or residents of the Planned Unit Development and hold a public hearing. After thirty (30) days when deficiencies of maintenance are not corrected, the zoning administrator shall call upon any public or private agency to maintain the Common Area for a period of one (1) year. When the zoning administrator determines that the organization is not prepared for the maintenance for the Common Area such agency shall continue maintenance for yearly periods. The cost of such maintenance by such agency shall be assessed proportionately against the units within the planned unit development that have a right of enjoyment of the common open space and such costs shall become a lien on said property.

Article XVII
Single Neighborhood

Notwithstanding any other provision contained in this Declaration or the By-Laws, so long as only one Neighborhood has been designated by Declarant the following shall control: (i) the Association shall serve as the Association for such Neighborhood; (ii) no Neighborhood Committee shall be required; (iii) no Voting Member shall be elected by the Neighborhood and the Unit Owners shall be entitled, to the extent Unit Owners have the right to vote as provided in the Declaration and By-Laws, to cast all votes attributable to the Units for election of directors of the Association, amending the Declaration or the By-Laws, and all other matters provided for in this Declaration and in the By-Laws. Nothing contained in this paragraph shall be deemed to limit the authority of the Declarant to appoint directors as provided in the Declaration and By-Laws.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration this 1st day of June, 1990.

ATTEST: Lance B. Chitwood
TITLE: V.P.

SOVRAN BANK/CENTRAL SOUTH
BY: T. Hal Bishop
TITLE: S.V.P.

"DECLARANT"

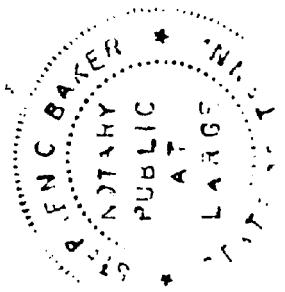
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared T. Hal Bishop and Lance B. Chitwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice President and Vice President respectively of SOVRAN BANK/CENTRAL SOUTH, the within named bargainer, a corporation, and that they, as such Executive Vice President, and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by T. Hal Bishop as such Executive Vice President and Lance B. Chitwood as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of June, 1990.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



Land being in the Second Civil District of Nashville, Davidson County, Tennessee and being known as Arlington Green, Phase I, the Plat of which is recorded in Plat Book 6900, page 399, Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point in the North margin of Hicks Road as widened, said point being approximately 200' east of the intersection with Bellevue Road; thence N 7 deg. 32' 49" E, 515.00' to a point; thence N 77 deg. 36' 17" E, 981.10' to a point; thence S 67 deg. 34' 41" E, 182.77 feet to a point; thence S 45 deg. 48' 09" E, 300.74 feet to a point; thence S 38 deg. 34' 14" E, 296.06' to a point in the North margin of the proposed Hicks Road extension; thence with said margin and along a curve to the left having a central angle of 11 deg. 32' 29", a radius of 830.00', a tangent length of 83.88', a curve length of 167.19', a chord bearing of S 60 deg. 31' 52" W, and a chord distance of 166.91' to a point; thence continuing with said margin, S 54 deg. 45' 38" W, 200.87 feet to a point; thence continuing with said proposed margin and along a curve to the right having a central angle of 41 deg. 17' 11", a radius of 594.00', a tangent length of 223.78', a curve length of 428.03', a chord bearing of S 75 deg. 24' 13" W, and a chord distance of 418.83' to a point where proposed margin meets existing margin of Hicks Road as widened; thence with existing margin, N 83 deg. 57' 11" W, 870.73' to a point; thence continuing with margin, N 83 deg. 57' 11" W 14.54' to the point of beginning. Containing 21.42 acres, more or less.

Being the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Frank S. King, Jr., Trustee of record in Book 8096, page 527, Register's Office, Davidson County, Tennessee.

The following lots or tracts of land are included in the above description but expressly excluded therefrom, to-wit:

Lots 12, 19, 20, and 42 on the Plan of Arlington Green, Phase I, the Plat of which is recorded in Plat Book 6900, page 399, Register's Office of Davidson County, Tennessee.

SURVEYOR'S DESCRIPTION

A tract of land consisting of three parcels in the Second Civil District, Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., Tennessee, and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100, and being more particularly described as follows:

PARCEL A

BEGINNING at a point in the easterly margin of Hicks Road at said margin's intersection with the northerly right-of-way of Seaboard Systems Railroad;

THENCE, with said margin of Hicks Road and a curve to the left having a radius of 274.11 feet, a central angle of $26^{\circ} 10' 42''$, a chord of $N 70^{\circ} 51' 50'' W$, 124.15 feet for a curve length of 125.24 feet to an iron pin;

THENCE, continuing with said margin of Hicks Road, $N 83^{\circ} 57' 11'' W$, 1,055.84 feet to a point;

THENCE, with a curve to the right having a central angle of $71^{\circ} 01' 48''$, a radius of 296.00 feet, a chord of $N 48^{\circ} 26' 16'' W$, 343.90 feet, for a curve length of 366.95 feet to a point;

THENCE, leaving said easterly margin of Hicks Road, severing the lands of Devon Hills Limited Partnership, the following calls:

$N 66^{\circ} 43' 52'' E$, 868.66 feet to a point;
 $N 37^{\circ} 03' 48'' E$, 371.90 feet to a point;

THENCE, with a curve to the right having a central angle of $66^{\circ} 34' 43''$, a radius of 150.00 feet, a chord of $S 5^{\circ} 08' 44'' E$, 164.66 feet for a curve length of 174.30 feet to a point;

THENCE, with a curve to the left having a central angle of $114^{\circ} 36' 43''$, a radius of 150.00 feet, a chord of $S 29^{\circ} 09' 13'' E$, 252.47 feet for a curve length of 300.05 feet to a point;

THENCE, with a curve to the right having a central angle of $58^{\circ} 17' 14''$, a radius of 200.00 feet, a chord of $S 57^{\circ} 18' 55'' E$, 194.80 feet for a curve length of 203.46 feet to a point;

THENCE, with a curve to the left having a central angle of $22^{\circ} 45' 14''$, a radius of 625.00 feet, a chord of $N 59^{\circ} 14' 27'' E$, 246.58 feet for a curve length of 248.21 feet;

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THENCE, with a curve to the right having a central angle of $36^{\circ} 25' 55''$, a radius of 525.00 feet, a chord of $N 66^{\circ} 12' 10'' E$, 328.23 feet for a curve length of 333.82 feet to a point;

THENCE, with a curve to the left, having a central angle of $8^{\circ} 53' 38''$, a radius of 2,540.00 feet, a chord of $S 12^{\circ} 52' 51'' E$, 393.88 feet for a curve length of 394.28 feet to a point;

THENCE, $S 17^{\circ} 19' 40'' E$, 305.32 feet to a point in the northerly margin of Seaboard Systems Railroad;

THENCE, with said northerly margin as follows:

$S 81^{\circ} 30' 15'' W$, 163.44 feet to a point;

$S 08^{\circ} 29' 45'' E$, 25.00 feet to a point;

$S 81^{\circ} 30' 15'' W$, 437.08 feet to the point of beginning.

Containing 1,061,320 square feet or 24.36 acres, more or less.

PARCEL A-1

BEGINNING at a point of the easterly margin of Hicks Road at its intersection with the southerly right-of-way of Seaboard Systems Railroad;

THENCE, with said southerly right-of-way, $N 81^{\circ} 30' 15'' E$, 350.51 feet to a point;

$S 08^{\circ} 29' 45'' E$, 25.00 feet to a point;

$N 81^{\circ} 30' 15'' E$, 186.74 feet to a point;

THENCE, leaving said southerly margin and severing the lands of said Devon Hills Limited Partnership, $S 17^{\circ} 19' 40'' E$, 96.29 feet to a point;

$S 12^{\circ} 45' 14'' E$, 150.48 feet to a point;

$S 17^{\circ} 19' 40'' E$, 5.44 feet to a point in the northerly boundary of Metro Parks;

THENCE, with said northerly boundary, $S 86^{\circ} 41' 39'' W$, 292.25 feet to a point;

$S 03^{\circ} 18' 21'' E$, 48.65 feet to a point;

$S 86^{\circ} 41' 39'' W$, 128.41 feet to a point in the easterly margin of Hicks Road;

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THENCE, with said easterly margin and a curve to the left, having a central angle of $24^{\circ} 32' 10''$, a radius of 750.00 feet, a chord of $N 34^{\circ} 41' 33'' W$, 318.73 feet for a curve length of 321.18 feet to the point of beginning.

Containing 123,207 square feet or 2.83 acres, more or less.

PARCEL A-2

BEGINNING at an iron pin in the northerly margin of Bellevue Road, in the centerline of abandoned Hicks Road, said pin being the southeast ~~of~~ ^{of} John R. Hulen, etux, of record in Book 6358, Page 417, R.O.D.C.;

THENCE, leaving said northerly margin of Bellevue Road, with said Hulen's easterly line and the centerline of abandoned Hicks Road, $N 02^{\circ} 02' 38'' E$, 179.39 feet to an iron pin in the westerly margin of Hicks Road;

THENCE, with said westerly margin, with a curve to the left having a central angle of $35^{\circ} 17' 36''$, a radius of 346.00 feet, a chord of $S 38^{\circ} 01' 45'' E$, 209.78 feet for a curve length of 213.13 feet to a point;

THENCE, leaving said westerly margin of Hicks Road with the northerly margin of Bellevue Road and a curve to the left having a central angle of $08^{\circ} 56' 16''$, a radius of 875.00 feet, a chord of $S 84^{\circ} 05' 32'' W$, 136.36 feet for a curve length of 136.50 feet to the point of beginning.

Containing 9,583 square feet or 0.22 acre, more or less.

Barge, Waggoner, Sumner and Cannon
 File 8775-04
 December 19, 1986

**SURVEYOR'S DESCRIPTION
DEVON HILLS**

A tract of land consisting of two parcels lying in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

PARCEL B

BEGINNING at a point in the northerly margin of Seaboard Systems Railroad, said point being 681 feet, more or less, easterly as measured along said northerly margin from the easterly margin of Hicks Road;

THENCE, leaving said northerly margin of Seaboard Systems Railroad, and severing the lands of Devon Hills Limited Partnership, the following calls, N 17° 19' 40" W, 317.75 feet to a point;

THENCE, with a curve to the right having a central angle of 08° 40' 29", a radius of 2,460.00 feet, a chord of N 12° 59' 26" W, 372.09 feet for a curve length of 372.45 feet to a point;

With a curve to the right having a central angle of 22° 11' 17", a radius of 525.00 feet, a chord of S 75° 46' 51" E, 202.04 feet for a curve length of 203.31 feet to a point;

With a curve to the left having a central angle of 30° 38' 57", a radius of 700.00 feet, a chord of S 80° 00' 36" E, 370.00 feet for a curve length of 374.45 feet to a point;

N 84° 39' 56" E, 738.73 feet to a point;

E 04° 26' 38" W, 156.44 feet to a point;

E 12° 26' 35" E, 173.08 feet to a point;

With a curve to the left, having a central angle of 11° 24' 54", a radius of 600.00 feet, a chord of S 02° 48' 13" E, 119.34 feet for a curve length of 119.54 feet to a point;

S 08° 30' 40" E, 29.97 feet to a point in the northerly margin of Seaboard Systems Railroad;

THENCE, with said northerly margin, the following calls:

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S 81° 30' 15" W, 1,006.39 feet to a point;
N 08° 29' 45" W, 25.00 feet to a point;
S 81° 30' 15" W, 155.60 feet to the point of beginning.

Containing 647,171 square feet or 14.86 acres, more or less.

PARCEL B-1

BEGINNING at a point in the southerly margin of Seaboard Systems Railroad, said point being 618 feet as measured along said southerly margin from the easterly margin of Hicks Road;

THENCE, along said southerly margin of Seaboard Systems Railroad, N 81° 30' 15" E, 132.30 feet to a point;

THENCE, N 08° 29' 45" W, 25.00 feet to a point;

THENCE, N 81° 30' 15" E, 1,006.42 feet to a point;

THENCE, leaving said southerly margin and severing the lands of Devon Hills Limited Partnership as follows:

S 08° 30' 40" E, 15.03 feet to a point;

With a curve to the left having a central angle of 70° 37' 08", a radius of 250.90 feet, a chord of S 43° 49' 17" E, 290.03 feet for a curve length of 309.24 feet to a point;

S 77° 05' 13" E, 118.27 feet to a point;

With a curve to the right, having a central angle of 69° 00' 44", a radius of 70.35 feet, a chord of S 42° 35' 03" E, 79.71 feet for a curve length of 84.74 feet to a point;

With a curve to the right, having a central angle of 89° 57' 07", a radius of 20.19 feet, a chord of S 36° 53' 52" W, 28.54 feet for a curve length of 31.70 feet to a point in the northerly margin of State Route 100;

THENCE, with said northerly margin, S 81° 52' 26" W, 262.66 feet to a point;

With a curve to the right having a central angle of 04° 49' 13", a radius of 2,348.77 feet, a chord of S 84° 17' 05" W, 197.54 feet for a curve length of 197.60 feet to a point;

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THENCE, with said northerly margin and the northerly boundary of Metro Parks Property, S $86^{\circ} 41' 39''$ W, 944.52 feet to a point;

THENCE, severing the lands of Devon Hills Limited Partnership, N $17^{\circ} 19' 40''$ W, 262.28 feet to the point of beginning.

Containing 416,497 square feet or 9.56 acres, more or less.

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 19, 1986

**SURVEYOR'S DESCRIPTION
DEVON HILLS**

A tract of land consisting of two parcels lying in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., Tennessee and being located in the northeast quadrant of the intersection of Hicks Road and State Route 100 and being more particularly described as follows:

PARCEL C

BEGINNING at an iron pin in the northerly margin of Seaboard Systems Railroad, said pin being 2,415 feet, more or less, as measured along said northerly margin from the easterly margin of Hicks Road and also being the southwest corner of the property of J.C. Beasley of record in Book 3224, Page 471 R.O.D.C.;

THENCE, with said northerly margin of Seaboard Systems Railroad, S $81^{\circ} 30' 15''$ W, 571.97 feet to a point;

THENCE, leaving said northerly margin and severing the lands of Devon Hills Limited Partnership, as follows:

N $08^{\circ} 30' 40''$ W, 29.97 feet to a point ;
 With a curve to the right, having a central angle of $11^{\circ} 24' 54''$, a radius of 600.00 feet, a chord of N $02^{\circ} 48' 13''$ W, 119.34 feet for a curve length of 119.54 feet to a point;
 N $12^{\circ} 26' 35''$ W, 173.08 feet to a point;
 N $04^{\circ} 26' 38''$ E, 1,061.52 feet to a point;
 N $35^{\circ} 07' 02''$ E, 850.39 feet to a point;
 S $84^{\circ} 47' 49''$ E, 200.00 feet to a point in the westerly boundary of John C. Beasley, Etux, of record in Book 3221, Page 232;

THENCE, with Beasley's west line, S $05^{\circ} 12' 11''$ W, 325.00 feet to an iron pin;

THENCE, S $04^{\circ} 26' 38''$ W, 1,650.44 feet to the point of beginning.

Containing 1,119,132 square feet or 25.69 acres, more or less.

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PARCEL C-1

BEGINNING at a point in the southerly margin of Seaboard Systems Railroad, said point being 2,380.5 feet, more or less, as measured along said southerly margin from the easterly margin of Hicks Road, said point also being the northwest corner of Metro Parks Property.

THENCE, with the westerly boundary of Parks property, S 05° 55' 01" W, 394.75 feet to an iron pin in the northerly margin of State Route 100;

THENCE, with said northerly margin, S 81° 52' 26" W, 223.17 feet to a point;

THENCE, leaving said northerly margin and severing the lands of Devon Hills Limited Partnership with a curve to the left having a central angle of 89° 57' 07", a radius of 20.19 feet, a chord of N 36° 53' 52" E, 28.54 feet for a curve length of 31.70 feet to a point;

With a curve to the left, having a central angle of 69° 00' 44", a radius of 70.35 feet, a chord of N 42° 35' 03" W, 79.71 feet for a curve length of 84.74 feet to a point;

N 77° 05' 13" W, 118.27 feet to a point;

With a curve to the right having a central angle of 70° 37' 08", a radius of 250.90 feet, a chord of N 43° 49' 17" W, 290.03 feet for a curve length of 309.24 feet to a point;

N 08° 30' 40" W, 15.03 feet to a point in the southerly margin of Seaboard Systems Railroad;

THENCE, with said southerly margin, N 81° 30' 15" E, 623.59 feet to the point of beginning.

Containing 171,820 square feet or 3.94 acres, more or less

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 19, 1986

SURVEYOR'S DESCRIPTION
DEVON HILLS

PARCEL D

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership as recorded in Book 6491, Page 332, R.O.D.C., Tennessee, and being located in the northeast quadrant in the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

BEGINNING at an iron pin in the easterly margin of Hicks Road, Said pin being 1,600 feet, more or less along said margin from the northerly margin of Bellevue Road and being the southeast corner of the property of Morris L. King of record in Book 3225, Page 393, R.O.D.C.;

THENCE, leaving said easterly margin of Hicks Road, with King's easterly line, N 05° 41' 16" E, 470.83 feet to a point in the southerly boundary of Iroquois Apartments of record in Plat Book 4175, Page 127,

THENCE, with said southerly boundary as follows:

N 70° 50' 49" E, 123.77 feet to an iron pin;
N 72° 04' 58" E, 394.51 feet to an iron pin;

THENCE, N 43° 44' 25" E, 195.39 feet to a point in the southerly boundary of Harpeth Valley Utilities District tank site of record in Book 5473, Page 171, R.O.D.C.;

THENCE, with said Harpeth Valley boundary as follows:

S 46° 12' 52" E, 51.05 feet to a point;
S 84° 56' 44" E, 97.68 feet to a point;
N 05° 03' 16" E, 110.00 feet to an iron pin;
N 84° 56' 44" W, 75.00 feet to an iron pin in the easterly boundary of said Iroquois Apartments;

THENCE, with said easterly boundary, N 16° 34' 14" W, 305.76 feet to an old stump at a fence corner;

THENCE, N 60° 38' 49" E, 267.67 feet to a point;

THENCE, severing the lands of Devon Hills Limited Partnership as follows:

S 30° 20' 40" E, 49.07 feet to a point;

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THENCE, with a curve to the left, having a central angle of $31^{\circ} 04' 20''$, a radius of 840.00 feet, a chord of $S 45^{\circ} 53' 35'' E$, 449.98 feet for a curve length of 455.54 feet to a point;

$S 61^{\circ} 25' 45'' E$, 155.73 feet to a point;

With a curve to the right, having a central angle of $21^{\circ} 04' 30''$, a radius of 760.00 feet, a chord of $S 50^{\circ} 53' 30'' E$, 277.98 feet for a curve length of 279.55 feet to a point;

$S 47^{\circ} 13' 52'' W$, 632.21 feet to a point;

$S 13^{\circ} 33' 42'' W$, 812.80 feet to a point;

$S 37^{\circ} 03' 48'' W$, 371.90 feet to a point;

$S 66^{\circ} 43' 52'' W$, 868.66 feet to a point in the easterly margin of Hicks Road;

THENCE, with said easterly margin the following calls:

With a curve to the right having a central angle of $14^{\circ} 20' 33''$, a radius of 296.00 feet, a chord of $N 05^{\circ} 45' 02'' W$, 73.90 feet for a curve distance of 74.10 feet to a point;

$N 01^{\circ} 25' 14'' E$, 181.74 feet to a point;

With a curve to the right having a central angle of $08^{\circ} 49' 52''$, a radius of 1,835.70 feet, a chord of $N 05^{\circ} 50' 10'' E$, 282.66 feet for a curve length of 282.94 feet to a point;

$N 10^{\circ} 15' 06'' E$, 284.28 feet to a point;

$N 15^{\circ} 57' 44'' E$, 100.50 feet to a point

$N 10^{\circ} 15' 06'' E$, 75.00 feet to a point;

With a curve to the left having a central angle of $32^{\circ} 08' 50''$, a radius of 383.10 feet, a chord of $N 08^{\circ} 11' 30'' W$, 212.14 feet for a curve length of 214.95 feet to the point of beginning.

Containing 2,008,867 square feet or 46.12 acres, more or less.

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 19, 1986

PARCEL E

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership of record in Book 6491, Page 332, R.O.D.C., Tennessee and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

To get to the point of beginning, proceed the following two calls:

BEGINNING at a point in the northerly right-of-way of Seaboard Systems Railroad, said point being 600.0 feet, more or less, as measured along said northerly margin of railroad from the easterly margin of Hicks Road;

THENCE, leaving northerly margin of said railroad severing the lands of Devon Hills Limited Partnership the following calls:

N $17^{\circ} 19' 40''$ W, 305.32 feet to a point;
With a curve to the right having a radius of 2,540.00 feet and a central angle of $08^{\circ} 53' 38''$ and a chord of N $12^{\circ} 52' 51''$ W, 393.88 feet for a curve length of 394.28 feet to the true point of beginning;

THENCE, With a curve to the left having a central angle of $36^{\circ} 25' 55''$, a radius of 525.00 feet and a chord of S $66^{\circ} 12' 10''$ W, 328.23 feet for a curve length of 333.82 feet to a point;

With a curve to the right having a central angle of $22^{\circ} 45' 14''$, a radius of 625.00 feet and a chord of S $59^{\circ} 14' 27''$ W, 246.58 feet for a curve length of 248.21 feet to a point;

With a curve to the left having a central angle of $58^{\circ} 17' 14''$, a radius of 200.00 and a chord of N $57^{\circ} 18' 55''$ W, 194.80 feet for a curve length of 203.46 feet to a point;

With a curve to the right having a central angle of $114^{\circ} 36' 43''$, a radius of 150.00 feet and a chord of N $29^{\circ} 09' 13''$ W, 252.47 feet for a curve length of 300.05 feet to a point;

With a curve to the left having a central angle of $66^{\circ} 34' 43''$, a radius of 150.00 and a chord of N $5^{\circ} 08' 44''$ W, 164.66 feet for a curve length of 174.30 feet to a point;

N $13^{\circ} 33' 42''$ E, 812.80 feet to a point;
N $47^{\circ} 13' 52''$ E, 632.21 feet to a point;

Surveyor's Description
Devon Hills - Parcel E
Page Two

With a curve to the right having a central angle of $48^{\circ} 00' 30''$, a radius of 760.00 feet, a chord of $S 16^{\circ} 21' 00'' E$, 618.34 feet for a curve length of 636.81 feet;

$S 7^{\circ} 39' 15'' W$, 147.70 feet to a point;

With a curve to the left having a central angle of $16^{\circ} 05' 17''$, a radius of 2,540.00, a chord of $S 0^{\circ} 23' 23'' E$, 710.86 feet for a curve length of 713.20 feet to the point of beginning.

Containing 996,184 square feet or 22.87 acres, more or less.

Barge, Waggoner, Sumner and Cannon
File 8775-04
December 23, 1986

SURVEYOR'S DESCRIPTION

BOOK 8120 PAGE 461

PARCEL F

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, being a portion of the property conveyed to Devon Hills Limited Partnership of record in Book 6491, Page 332, R.O.D.C., and being located in the northeast quadrant of the intersection of Hicks Road and Tennessee State Route 100 and being more particularly described as follows:

BEGINNING at a point in the southerly line of Iroquois Apartments of record in Plat Book 4175, Page 127, R.O.D.C., said point being $N 60^{\circ} 38' 48'' E$, 347.68 feet from a fence corner beside an access road and also being 550 feet, more or less, northeasterly of Harpeth Valley Utility District Water Tank Site;

THENCE, with the southerly lines of said Iroquois Apartments and Bellevue Valley Plaza, $N 60^{\circ} 38' 49'' E$, 213.32 feet to a point;

THENCE, continuing with said Bellevue Valley Plaza, the following calls:

$N 59^{\circ} 40' 47'' E$, 142.72 feet to a point;

$N 55^{\circ} 36' 42'' E$, 139.60 feet to an iron pin;

$N 54^{\circ} 48' 42'' E$, 320.50 feet to an iron pin;

$N 56^{\circ} 03' 42'' E$, 305.92 feet to an iron pin at the southwest corner of William Hicks of record in Book 6093, Page 451, R.O.D.C.;

THENCE, with said Hicks southerly line, $N 71^{\circ} 27' 43'' E$, 137.28 feet to a point;

THENCE, $S 83^{\circ} 26' 06'' E$, 661.50 feet to a point in the southerly line of Joyce B. Hobbs of record in Book 6207, Page 148, R.O.D.C.;

THENCE, with Hobbs southerly line, $N 75^{\circ} 48' 25'' E$, 658.55 feet to a point;

$S 56^{\circ} 32' 07'' E$, 403.65 feet to an iron pin at the southwest corner of N. P. Wells of record in Book 6614, Page 6, R.O.D.C.;

THENCE, with said Wells line, $S 56^{\circ} 03' 12'' E$, 363.52 feet to an iron pin at the northwest corner of John C. Beasley of record in Book 3221, Page 232, R.O.D.C.;

THENCE, with Beasley's line, $S 5^{\circ} 12' 11'' W$, 876.51 feet to a point;

THENCE, leaving said Beasley line and severing the lands of Devon Hills Limited Partnership the following calls:

N $84^{\circ} 47' 49''$ W, 200.00 feet to a point;
S $35^{\circ} 07' 02''$ W, 850.39 feet to a point;
S $4^{\circ} 26' 38''$ W, 905.08 feet to a point;
S $84^{\circ} 39' 56''$ W, 738.73 feet to a point;
With a curve to the right having a central angle of $30^{\circ} 38' 57''$, a radius of 700.00 feet and a chord of N $80^{\circ} 00' 36''$ W, 370.00 feet for a curve length of 374.45 feet to a point;

With a curve to the left having a radius of 525.00 feet, a central angle of $22^{\circ} 11' 17''$ and a chord of N $75^{\circ} 46' 51''$ W, 202.04 feet for a curve length of 203.31 feet to a point;

With a curve to the right having a central angle of $16^{\circ} 18' 26''$, a radius 2,460.00 feet, a chord of N $0^{\circ} 29' 58''$ W, 697.80 feet for a curve length of 700.16 feet to a point;

N $7^{\circ} 39' 15''$ E, 147.70 feet to a point;

With a curve to the left having a central angle of $69^{\circ} 05' 00''$, a radius of 840.00 feet, a chord of N $26^{\circ} 53' 15''$ W, 952.57 feet for a curve length of 1,012.82 feet to a point;

N $61^{\circ} 25' 45''$ W, 155.73 feet to a point;

With a curve to the right having a central angle of $31^{\circ} 04' 20''$, a radius of 760.00 feet, and a chord of N $45^{\circ} 53' 35''$ W, 407.13 feet for a curve length of 412.16 feet to a point;

N $30^{\circ} 20' 40''$ W, 47.67 feet to the point of beginning.

Containing 5,370,061 square feet or 123.28 acres, more or less.

EXHIBIT "C"

BY-LAWS
OF
DEVON HILLS COMMUNITY ASSOCIATION, INC.

DEARBORN & EWING

Attorneys

1200 One Commerce Place
Nashville, Tennessee 37239
(615) 259-3560

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BY-LAWS

OF

DEVON HILLS COMMUNITY ASSOCIATION, INC.

Article I

Name, Principal Office and Definitions

Section 1. Name. The name of the Association shall be Devon Hills Community Association, Inc. (hereinafter sometimes referred to as the "Association").

Section 2. Principal Office. The principal office of the Association in the State of Tennessee shall be located in the County of Davidson. The Association may have such other offices, either within or without the State of Tennessee, as the Board of Directors may determine or as the affairs of the Association may require.

Section 3. Definitions. The words used in these By-Laws shall have the same meaning as set forth in the Declaration of Covenants, Conditions, and Restrictions for Devon Hills, (said Declaration, as amended, renewed, or extended from time to time, is hereinafter sometimes referred to as the "Declaration"), unless the context shall prohibit.

Article II

Association: Membership, Meetings, Quorum, Voting, Proxies

Section 1. Membership. The Association shall have two (2) classes of membership, Class "A" and Class "B", as more fully set forth in the Declaration, the terms of which pertaining to membership are specifically incorporated herein by reference.

Section 2. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Voting Members as may be designated by the Board of Directors either within the Properties or as convenient thereto as possible and practical.

Section 3. Annual Meetings. The first meeting of the membership, whether a regular or special meeting, shall be held within one (1) year from the date of incorporation of the Association. The next annual meeting shall be set by the Board so as to occur no later than one hundred twenty (120) days and no less than ninety (90) days before the close of the Association's fiscal year. Subsequent regular annual meetings of the membership shall be held within thirty (30) days of the same day of the same month of each year thereafter at an

hour set by the Board. Subject to the foregoing, the annual meeting shall be held at a date and time as set by the Board of Directors.

Section 4. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of a majority of a quorum of the Board of Directors or upon a petition signed by Voting Members representing at least ten percent (10%) of the total votes of the Association. The notice of any special meeting shall state the date, time, and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Members shall be delivered, either personally or by mail, to each Voting Member entitled to vote at such meeting, not less than ten (10) nor more than fifty (50) days before the date of such meeting, by or at the direction of the President or the Secretary or the officers or persons calling the meeting.

In the case of a special meeting or when required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.

If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Voting Member at his address as it appears on the records of the Association, with postage thereon prepaid.

Section 6. Waiver of Notice. Waiver of notice of a meeting of the Voting Members shall be deemed the equivalent of proper notice. Any Voting Member may, in writing, waive notice of any meeting of the Voting Members, either before or after such meeting. Attendance at a meeting by a Voting Member or alternate shall be deemed waiver by such Voting Member of notice of the time, date, and place thereof, unless such Voting Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted at the meeting unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before the business is put to a vote.

Section 7. Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Voting Members who are present at such meeting, either in person or by alternate, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the

meeting originally called may be transacted. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Voting Members in the manner prescribed for regular meetings.

The Voting Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Voting Members to leave less than a quorum, provided that Voting Members or their alternates representing at least twenty-five percent (25%) of the total votes of the Association remain present, and provided further that any action taken is approved by at least a majority of the Voting Members required to constitute a quorum.

Section 8. Voting. The voting rights of the Members shall be as set forth in the Declaration, and such voting rights provisions are specifically incorporated herein.

Section 9. Proxies. Voting Members may not vote by proxy but only in person or through their designated alternates.

Section 10. Majority. As used in these By-Laws, the term "majority" shall mean those votes, owners, or other group as the context may indicate totaling more than fifty (50%) percent of the total number.

Section 11. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence in person or by alternate of the Voting Members representing one-third (1/3) of the total vote of the Association shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

Section 12. Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring thereat.

Section 13. Action Without A Meeting. Any action required by law to be taken at a meeting of the Voting Members, or any action which may be taken at a meeting of the Voting Members, may be taken without a meeting if all Voting Members consent in writing to taking such action without a meeting and such action receives the affirmative vote of the number of Voting Members necessary to authorize or take such action with respect to the subject matter thereof.

Article III
Board of Directors: Number, Powers, Meetings

A. Composition and Selection.

Section 1. Governing Body; Composition. The affairs of the Association shall be governed by a Board of Directors, each of whom shall have one (1) vote. Except as provided in Section 2 of this Article, the Directors shall be Members or spouses of such Members; provided, however, no person and his or her spouse may serve on the Board at the same time. In the case of an Owner which is a corporation or partnership, the person designated in writing to the secretary of the Association as the representative of such corporation or partnership shall be eligible to serve as a Director.

Section 2. Directors During Class "B" Control. The Directors shall be selected by the Class "B" Member acting in its sole discretion and shall serve at the pleasure of the Class "B" Member until the first to occur of the following:

(i) when seventy-five percent (75%) of the Units permitted by the Master Land Use Plan for the property described on Exhibits "A" and "B" of the Declaration have certificates of occupancy issued thereon and have been conveyed to Persons other than the Declarant or builders holding title for purposes of development and sale;

(ii) January 1, 2000 or

(iii) when, in its discretion, the Class "B" member so determines.

Within one hundred twenty (120) days thereafter, the Class "B" member shall call a meeting, as provided in Article II, Section 4, of these By-Laws for special meetings, to advise the membership of the termination of the Class "B" member's control.

The Directors selected by the Class "B" member pursuant to this Section need not be Members or spouses of such Members as provided in Section 1 of this Article.

Section 3. Number of Directors. The number of Directors in the Association shall be not less than three (3) nor more than seven (7), as provided below. The initial Board shall consist of three (3) members as identified in the Charter. Except during the period of Class "B" control as provided in Section 2 of this Article, Directors shall be elected from and shall represent Districts.

Section 4. Nomination of Directors. Except with respect to Directors selected by the Class "B" Member, nominations for election to the Board of Directors shall be made by a Nominating Committee.

The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and three (3) or more Members of the Association with at least one (1) member from each District. The Nominating Committee shall be appointed by the Board of Directors not less than thirty (30) days prior to each annual meeting of the Voting Members to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each such annual meeting. The Nominating Committee shall make as many nominations from each District for election to the Board of Directors as it shall in its discretion determine, but in no event less than the number of vacancies or terms to be filled from each District. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

Section 5. Election and Term of Office. Notwithstanding any other provision contained herein:

(a) Within thirty (30) days after the time Class "A" Members, other than the Declarant or a builder holding title solely for purposes of development and sale, own thirty percent (30%) of the Units permitted in the Master Land Use Plan for the property described on Exhibits "A" and "B" and certificates of occupancy have been issued thereon, or whenever the Class "B" Member earlier determines, the Association shall call a special meeting to be held at which Voting Members other than the Class "B" Member shall elect one (1) of the three (3) Directors who shall be an at-large Director. The Director so elected shall not be subject to removal by the Class "B" Member acting alone and shall be elected for a term of two (2) years or until the happening of the event described in subsection (b) below, whichever is shorter. If such Director's term expires prior to the happening of the event described in subsection (b) below, a successor shall be elected for a like term.

(b) Within thirty (30) days after the time Class "A" Members, other than the Declarant or a builder holding title solely for purposes of development and sale, own fifty (50%) percent of the Units permitted in the Master Land Use Plan for the property described on Exhibits "A" and "B" and certificates of occupancy have been issued thereon, or whenever the Class "B" Member earlier determines, the Board shall be increased to five (5) Directors. The Association shall call a special meeting to be held at which Voting Members other than the Class "B" Member shall elect two (2) of the five (5) Directors, both of whom shall be at-large Directors. The Directors so elected shall not be subject to removal by Class "B" Member acting alone and shall be elected for a term of two (2) years or until the happening of the event described in subsection (c) below, whichever is shorter. If such Directors' terms expire prior to the happening of the event described in subsection (c) below, successors shall be elected for a like term.

(c) At the first annual meeting of the membership after the termination of the Class "B" Control and at each annual meeting of the membership thereafter, all Directors shall be elected by the Voting Members. Separate slates shall be proposed for each District and only those Voting Members representing Units in a District shall vote on the representatives for that District. A separate slate shall also be proposed for any at-large Directors, and all Voting Members shall be entitled to vote thereon. The number of Directors to be elected from each District shall be determined on the basis of a percentage calculated by dividing the number of Units in the District by the total number of Units in the Properties and multiplying by 100. If the resulting percentage is:

7-25%, the District will elect one (1) Director;

26-50%, the District will elect two (2) Directors;

51-75%, the District will elect three (3) Directors;

76-100%, the District will elect four (4) Directors.

If application of this formula for any election results in an even number of Directors, then one (1) additional Director shall be elected at-large by the Voting Members.

All Directors shall be elected to serve for a term of two (2) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association. Directors may be elected to serve any number of consecutive terms.

Section 6. Removal of Directors and Vacancies. Directors may be removed, with or without cause, by a vote of the Voting Members holding a majority of the votes of the District represented by the Director whose removal is being sought. Any Director whose removal is sought will be given notice prior to any meeting called for that purpose. A Director who was elected at large solely by the votes of Voting Members other than the Class "B" Member may be removed from office prior to the expiration of his or her term only by the votes of a majority of Voting Members other than the Class "B" Member. Upon removal of a Director, a successor shall then and there be elected to fill the vacancy by the Voting Members responsible for such removal.

Any Director who has three (3) consecutive unexcused absences from Board meetings or who is delinquent in the payment of any assessment for more than thirty (30) days may be removed by a majority of the Directors then in office and a successor may be appointed by the Board. In the event of the death, disability, or resignation of a Director, a vacancy may be declared by the Board and

it may appoint a successor. Any Director appointed by the Board shall serve for the remainder of the term such successor was appointed to fill. The Director appointed to fill the vacancy shall be selected from the District represented by the director who has vacated the position.

Section 7. Voting Procedure for Directors. At any election of directors to the Board of Directors, each Voting Member may cast, in respect to each vacancy, as many votes as he or she is entitled to exercise under Article III of the Declaration. Votes shall be cast as provided in Section 5. The candidates receiving the largest number of votes shall be elected.

B. Meetings

Section 8. Organization Meetings. The first meeting of the Board of Directors following each annual meeting of the membership shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but at least four (4) such meetings shall be held during each fiscal year with at least one (1) per quarter. Notice of the time and place of the meeting shall be communicated to Directors not less than four (4) days prior to the meeting; provided, however, notice of a meeting need not be given to any Director who has signed a waiver of notice or a written consent to holding of the meeting.

Section 10. Special Meetings. Special meetings of the Board of Directors shall be held when called by written notice signed by the President or by a majority of Directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each Director by one of the following methods: (a) by personal delivery; (b) written notice first class mail, postage prepaid; (c) by telephone communication, either directly to the Director or to a person at the Director's office or home who would reasonably be expected to communicate such notice promptly to the Director; or (d) by telegram, charges prepaid. All such notices shall be given at the Director's telephone number or sent to the Director's address as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, or telegraph shall be delivered, telephoned, or given to the telegraph company at least seventy-two (72) hours before the time set for the meeting.

Section 11. Waiver of Notice. The transactions of any meetings of the Board of Directors, however called and noticed or

wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the Directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any Director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

Section 12. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting. If any meeting of the Board cannot be held because a quorum is not present, a majority of the Directors who are present at such meeting may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might be transacted without further notice.

Section 13. Compensation. No Director shall receive any compensation from the Association for acting as such unless approved by Members holding a majority of the total vote of the Association at a regular or special meeting of the Association; provided any Director may be reimbursed for expenses, incurred on behalf of the Association upon approval of a majority of the other Directors.

Section 14. Conduct of Meetings. The President shall preside over all meetings of the Board of Directors, and the Secretary shall keep a minute book of meetings of the Board of Directors, recording therein all resolutions adopted by the Board of Directors and all transactions and proceedings occurring at such meetings.

Section 15. Action Without a Formal Meeting. Any action to be taken at a meeting of the Directors or any action that may be taken at a meeting of the Directors may be taken without a meeting if all Directors consent in writing to taking such action without a meeting and such action receives the affirmative vote of the number of Directors necessary to authorize or take such action with respect to the subject matter thereof. An explanation of the action taken shall be posted at a prominent place or places within the Common Area within three (3) days after the written consent of the Board members has been obtained.

C. Powers and Duties.

Section 16. Powers. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the Voting Members or the membership generally.

The Board of Directors shall delegate to one of its members the authority to act on behalf of the Board of Directors on all matters relating to the duties of the managing agent or manager, if any, which might arise between meetings of the Board of Directors.

In addition to the duties imposed by these By-Laws or by any resolution of the Association that may be hereafter adopted, the Board of Directors shall have the power to and shall be responsible for the following, in way of explanation, but not limitation:

(a) preparation and adoption of an annual budget in which there shall be established the contribution of each Owner to the Common Expenses;

(b) making assessments to defray the Common Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the annual assessment; provided, unless otherwise determined by the Board of Directors, the annual assessment for each Unit's proportionate share of the Common Expenses shall be payable in equal monthly installments, each such installment to be due and payable in advance on the first day of each month for said month;

(c) Providing for the operation, care, upkeep, and maintenance of all of the Area of Common Responsibility;

(d) designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the Association, its property, and the Area of Common Responsibility and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;

(e) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association; provided, any reserve fund may be deposited, in the Directors' best business judgment, in depositories other than banks;

(f) making and amending rules and regulations;

(g) opening of bank accounts on behalf of the Association and designating the signatories required;

(h) making or contracting for the making of repairs, additions, and improvements to or alterations of the Common Area in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty;

(i) enforcing by legal means the provisions of the Declaration, these By-Laws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;

(j) obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

(k) paying the cost of all services rendered to the Association or its Members and not chargeable to Owners;

(l) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the Owners and mortgagees, their duly authorized agents, accountants, or attorneys, during general business hours on working days at the time and in a manner that shall be set and announced by the Board of Directors for the general knowledge of the owners. All books and records shall be kept in accordance with generally accepted accounting practices;

(m) make available to any prospective purchaser of a Unit, any Owner of a Unit, any first Mortgagee, and the holders, insurers, and guarantors of a first Mortgage on any Unit, current copies of the Declaration, the Charter, the By-Laws, rules governing the Unit, and all other books, records, and financial statement of the Association; and

(n) permit utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Properties.

Section 17. Management Agent.

(a) The Board of Directors may employ for the Association a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize. The Board of Directors may delegate to the managing agent or manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these By-Laws, other than the powers set forth

in subparagraphs (a), (b), (f), (g), and (i) of Section 16 of this Article. The Declarant, or an affiliate of the Declarant, may be employed as managing agent or manager.

(b) No management contract may have a term in excess of one (1) year and must permit termination by either party without cause and without termination fee or penalty on ninety (90) days' or less written notice.

Section 18. Accounts and Reports. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

(a) accrual accounting, as defined by generally accepted accounting principles, shall be employed;

(b) accounting and controls should conform to generally accepted accounting principles;

(c) cash accounts of the Association shall not be commingled with any other accounts;

(d) no remuneration shall be accepted by the managing agent from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any thing of value received shall benefit the Association;

(e) any financial or other interest which the managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors;

(f) commencing at the end of the month in which the first Unit is subject to assessment, financial reports shall be prepared for the Association at least quarterly containing:

(i) an income statement reflecting all income and expense activity for the preceding period on an accrual basis;

(ii) a statement reflecting all cash receipts and disbursements for the preceding period;

(iii) a variance report reflecting the status of all Association ledger accounts in an "actual" versus "approved" budget format;

(iv) a balance sheet as of the last day of the preceding period; and

(v) a delinquency report listing all Owners who are delinquent in paying the monthly installments of assessments at

the time of the report and describing the status of any action to collect such installments which remain delinquent (A monthly installment of the assessment shall be considered to be delinquent on the fifteenth (15th) day of each month unless otherwise determined by the Board of Directors); and

(g) an annual report as of the end of the fiscal year consisting of at least the following shall be distributed to all Members within one hundred twenty (120) days after the close of the fiscal year: (1) a balance sheet; (2) an operating (income) statement; and (3) a statement of changes in financial position for the fiscal year. The annual report referred to above shall be prepared on an audited, reviewed, or unaudited basis, as determined by the Board, by an independent certified public accountant for any fiscal year in which the gross income of the Association exceeds Seventy-Five Thousand Dollars (\$75,000.00). If said report is not prepared by an independent certified public accountant, it shall be accompanied by the certificate of an authorized officer of the Association that the statements were prepared without audit from the books and records of the Association.

Section 19. Borrowing. The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Area of Common Responsibility without the approval of the membership; provided, however, the Board shall obtain Voting Member approval in the same manner provided in Article X, Section 3, of the Declaration for special assessments in the event that the proposed borrowing is for the purpose of modifying, improving, or adding amenities, and the total amount of such borrowing exceeds or would exceed ten percent (10%) of the budgeted gross expenses of the Association for that fiscal year.

Section 20. Rights of the Association. With respect to the Area of Common Responsibility, and in accordance with the Charter and By-Laws of the Association, the Association shall have the right to contract with any Person for the performance of various duties and functions. Without limiting the foregoing, this right shall entitle the Association to enter into common management, operational, or other agreements with trusts, condominiums, or neighborhood and other owners or residents associations, both within and without the Properties. Such agreements shall require the consent of two-thirds (2/3) of all Directors of the Association.

The Association shall not be bound, either directly or indirectly, by any contract, lease, or other agreement (including any management contract) executed during the period of Class "B" control unless such contract, lease or other agreement contains a right of termination exercisable by either party without penalty at any time, with or without cause, upon not more than ninety (90) days notice to the other party.

Notwithstanding anything to the contrary contained herein, the Association, through its Board of Directors, shall have the right to enter into a declaration of easements and covenant to share costs or similar arrangement whereby the Association assumes maintenance responsibility for property which it does not own, or grants easements to Persons who are not Members, in consideration for payment by the owner of such Property or such nonmembers of all or a portion of the costs associated with such maintenance or use.

Section 21. Enforcement. The Board shall have the power to impose reasonable fines, which shall constitute a lien upon the property of the violating Owner, and to suspend an Owner's right to vote or to use the Common Area for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder; provided, however, nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or from a Unit. In the event that any occupant of a Unit violates the Declaration, By-Laws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, By-Laws, or any rule or regulation shall not be deemed a waive of the right of the Board to do so thereafter.

(a) Notice. Prior to imposition of any sanction hereunder, except the suspension of voting rights for nonpayment of assessments, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation (ii) the proposed sanction to be imposed, (iii) a period of not less than ten (10) days within which the alleged violator may present a written request to the Covenants Committee, if any, or Board of Directors for a hearing; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed.

(b) Hearing. If a hearing is requested in a timely manner, the hearing shall be held in executive session affording the Owner a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(c) Appeal. Following a hearing before the Covenants Committee, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the manager, President, or Secretary of the Association within thirty (30) days after the hearing date.

(d) Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Association, acting through the Board of Directors, may elect to enforce any provision of the Declaration, these By-Laws, or the rules and regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

Article IV Officers

Section 1. Officers. The officers of the Association shall be a President, Vice President, Secretary, and Treasurer, to be elected from among the members of the Board. The Board of Directors may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board of Directors. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

Section 2. Election, Term of Office, and Vacancies. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the membership, as herein set forth in Article III. A vacancy in any office arising because of death, resignation, removal or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

Section 3. Removal. Any officer may be removed by the Board of Directors whenever in its judgment the best interests of the Association will be served thereby.

Section 4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed by the Board of Directors. The President shall be the chief executive officer of the Association. The Treasurer shall have primary responsibility for the preparation of the budget as provided for in

the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

Section 5. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Agreements, Contracts, Deeds, Leases, Checks, Etc. All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons as may be designated by resolution of the Board of Directors.

Article V Committees

Section 1. General. Committees are hereby authorized to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Each committee shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

Section 2. Covenants Committee. In addition to any other committees which may be established by the Board pursuant to Section 1 of this Article, the Board of Directors may appoint a Covenants Committee consisting of at least five (5) and no more than seven (7) members Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee, if established, shall be the hearing tribunal of the Association and conduct all hearings held pursuant to Article III, Section 21 of these By-Laws.

Section 3. Neighborhood Committees. In addition to any other committees appointed as provided above, there shall be a Neighborhood Committee for each Neighborhood which has no formal organizational structure or association. Such Neighborhood Committees shall consist of three (3) members; provided, however, by vote of at least fifty (50%) percent of the Owners within the Neighborhood this number may be increased to five (5). The members of each Neighborhood Committee shall be elected by the vote of Owners of Units within that Neighborhood at an annual meeting of such Owners, at which the Owners of Units within that Neighborhood holding at least one-third (1/3) of the total votes of Units in the Neighborhood are present or represented by proxy. Each Owner of a Unit within a Neighborhood shall have the number of votes assigned to his Unit in the Declaration. Committee members shall be elected for a term of one (1)

year or until their successors are elected. Any director elected to the Board of Directors from a Neighborhood shall be an ex officio member of the Committee. It shall be the responsibility of the Neighborhood Committee to determine the nature and extent of services, if any, to be provided to the Neighborhood by the Association in addition to those provided to all Members of the Association in accordance with the Declaration. A Neighborhood Committee may advise the Board on any other issue, but shall not have the authority to bind the Board of Directors.

In the conduct of its duties and responsibilities, each Neighborhood Committee shall abide by the procedures and requirements applicable to the Board of Directors set forth in Article III, Sections 6, 8, 9, 10, 11, 12, 13, 14 and 15 of these By-Laws; provided, however, the term "Voting Members" shall refer to the Owners of Units within the Neighborhood. Each Neighborhood Committee shall elect a chairman from among its members who shall preside at its meetings and who shall be responsible for transmitting any and all communications to the Board of Directors and shall be the Voting Member from that Neighborhood.

Article VI
Indemnification

Section 1. Authority to Indemnify. (a) Subject to the provisions of Section 2 of this Article VI, the Association shall indemnify and hold harmless each of its directors and officers, each member of any committee appointed pursuant to the Declaration, Charter or these By-Laws, or by the Board of Directors, made a party to a proceeding because of their status as directors, Board, officers, or committee members (the "Indemnified Party") against liability incurred in the proceeding upon a determination, made in accordance with the provisions of Section 48-58-506 of the Tennessee Nonprofit Corporation Act, that:

(1) the Indemnified Party conducted himself in good faith; and

(2) the Indemnified Party reasonably believed:

(A) In the case of conduct in his official capacity with the Association, that his conduct was in the Association's best interest; and

(B) In all other cases, that his conduct was at least not opposed to the Association's best interests; and

(3) In the case of any criminal proceeding, the Indemnified Party had no reasonable cause to believe his conduct was unlawful.

(b) The termination of a proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent is not, of itself, determinative that the Indemnified Party did not meet the standard of conduct described in this Article VI.

Section 2. Prohibited Indemnification. The Association may not indemnify an Indemnified Party under this Article VI:

(a) In connection with a proceeding by or in the right of the Association in which the Indemnified Party was adjudged liable to the Association; or

(b) In connection with any other proceeding charging improper personal benefit to the Indemnified Party, whether or not involving action in his official capacity, in which he was adjudged liable on the basis that personal benefit was improperly received by him.

Section 3. Mandatory Indemnification. The Association shall indemnify an Indemnified Party who is wholly successful, on the merits or otherwise, in the defense of any proceeding to which he was a party because of his status as an Indemnified Party against reasonable expenses (including attorney's fees) incurred by him in connection with the proceeding.

Section 4. Advance for Expenses. The Association may pay for or reimburse the reasonable expenses (including attorney's fees) incurred by an Indemnified Party who is a party to a proceeding in advance of final disposition of the proceeding if:

(a) The Indemnified Party furnishes the Association a written affirmation of his good faith belief that he has met the standard of conduct described in Section 1. of this Article VI;

(b) The Indemnified Party furnishes the Association a written undertaking, executed personally or on his behalf, and meeting the requirements of Section 48-58-504 of the Tennessee Nonprofit Corporation Act, to repay the advance if it is ultimately determined that he is not entitled to indemnification; and

(c) A determination is made, pursuant to Section 48-58-506 of the Tennessee Nonprofit Corporation Act, that the facts then known to those making the determination would not preclude indemnification.

Article VII
Miscellaneous

Section 1. Fiscal Year. The fiscal year of the Association shall be set by resolution of the Board of Directors.

Section 2. Parliamentary Rules. Except as may be modified by Board resolution, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Tennessee law, the Charter, the Declaration, or these By-Laws.

Section 3. Conflicts. If there are conflicts or inconsistencies between the provisions of Tennessee law, the Articles of Incorporation, the Declaration, and these By-Laws, the provisions or Tennessee law, the Declaration, the Charter, and the By-Laws (in that order) shall prevail.

Section 4. Books and Records.

(a) Association Records.

The Association shall maintain a copy of the following records at its principal office:

(1) Its charter or restated charter and all amendments to them currently in effect;

(2) Its bylaws or restated bylaws and all amendments to them currently in effect;

(3) Resolutions adopted by its Board of Directors relating to the characteristics, qualifications, rights, limitations and obligations of members or any class or category of members;

(4) The minutes of all meetings of members and records of all actions approved by the members for the past three (3) years;

(5) All written communications to members generally within the past three (3) years, including the financial statements furnished for the past three (3) years as required by statute;

(6) A list of the names and business or home addresses of its current directors; and

(7) Its most recent annual report delivered to the secretary of state as required by statute.

(b) Inspection by Members and Mortgagees. The Declaration and By-Laws, membership register, books of account, and minutes of meetings of the Members, the Board, and committees shall be made available for inspection and copying by any Mortgagee, Member of the Association, or by his or her duly appointed representative at any reasonable time and for a purpose reasonably related to his or her interest as a Member at the office of the Association or at such other place within the Properties as the Board shall prescribe.

(c) Rules for Inspection. The Board shall establish reasonable rules with respect to:

(i) notice to be given to the custodian of the records;

(ii) hours and days of the week when such an inspection may be made; and

(iii) payment of the cost of reproducing copies of documents requested.

(d) Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extracts and a copy of relevant documents at the expense of the Association.

Section 5. Notices. Unless otherwise provided in these By-Laws, all notices, demands, bills, statements, or other communications under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States Mail, first class postage prepaid:

(a) if to a Member or Voting Member, at the address which the Member or Voting Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the address of the Unit of such Member or Voting Member; or

(b) if to the Association, the Board of Directors, or the managing agent, at the principal office of the Association or the managing agent, if any, or at such other address as shall be designated by notice in writing to the Members pursuant to this Section.

Section 6. Amendment. Prior to the conveyance of the first Unit, Declarant may unilaterally amend these By-Laws. After such conveyance, the Declarant may unilaterally amend these By-Laws so long as it still owns property described in Exhibits "A" or "B" to the Declaration for development as part of the Properties and so long as the amendment has no material adverse effect upon any right of any Member. Thereafter and otherwise, these By-Laws may be amended only by the affirmative vote (in person or by alternate) or written consent of Voting Members representing seventy-five (75%) percent of the total votes of the Association. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. No amendment shall be effective until recorded in the Register's Office for Davidson County, Tennessee.

F. M. V.

Prepared By:
 DEARBORN & EWING
 1200 One Commerce Place
 Nashville, TN 37239

FIRST SUBSEQUENT AMENDMENT TO THE
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR DEVON HILLS

This Amendment is made this 1st day of June, 1990 by
 Sovran Bank/Central South, a Tennessee banking corporation
 (hereinafter referred to as "Declarant");

W I T N E S S E T H:

WHEREAS, on June 1, 1990, Declarant filed that
 certain Declaration of Covenants, Conditions and Restrictions for
 Devon Hills ("Declaration") of record in Book 8120, page 402
 Register's Office, Davidson County, Tennessee; and

WHEREAS, Declarant desires to subject the land described on
 Exhibit A to the restrictions and covenants hereinafter set forth; and

WHEREAS, Declarant desires to designate the real property
 described on Exhibit A as a Neighborhood pursuant to Article III,
 Section 3(a) of the Declaration,

NOW THEREFORE, pursuant to the powers retained in Declarant
 under Article XIII, Section 2 of the Declaration, and in accordance
 with the provisions of that section, Declarant hereby amends the
 Declaration as follows:

1. Declarant hereby subjects the property described on
 Exhibit A to the following additional covenants and restrictions:

(a) Detached Single Family Residences. No structure
 shall be erected or placed on any lot except detached single family
 residences and related structures approved by the New Construction
 Committee established pursuant to the Declaration.

(b) Minimum Dwelling Sizes. Any residence erected on
 any lot shall have no less than a two-car garage and a minimum living
 area as follows:

(i) The ground floor area of any one-level dwelling
 shall contain no less than 1,650 square feet, exclusive of unenclosed
 porches, patios, breezeways and garages.

(ii) The ground floor area of two level dwellings shall
 be a minimum of 1,200 square feet, exclusive of the garage.

(iii) The ground floor area of a 1 1/2 level dwelling shall be a minimum of 1,200 square feet exclusive of the garage.

(iv) Any other type home shall be a minimum of 2,000 square feet exclusive of the garage.

(v) Finished basement areas, garages and open porches are not included in computing floor areas.

(c) Exterior Building Materials. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed to the exterior above grade level. Each dwelling unit will have a minimum of 80% brick veneer. No vertical wood siding or man-made stone will be permitted on any structure. The New Construction Committee shall have the right to approve in writing the use of other exterior building materials that are deemed to be attractive.

(d) Landscaping; gas lights, sidewalks. After the construction of a residence, the lot Owner shall immediately (i) Grade and sod that portion of the lot between the front and street and between the side walls of the residence and the pavement of any abutting streets; (ii) Install foundation landscaping in keeping with the character of the surrounding lots; (iii) Install a gas light at the sidewalk at a location approved by the New Construction Committee; and (iv) Install a concrete sidewalk across the common area in front of such Owner's lot and parallel to the street curb, which sidewalk shall be of a broom finish, four (4) inches thick, three (3) feet wide, and with expansion joints each five (5) feet. The sidewalks shall be designed and built so that a grass buffer two (2) feet in width shall exist between the back edge of the curb and the front edge of the sidewalk in all cases except where sidewalks intersect curbs perpendicularly. On corner lots such sidewalk shall be built along each street as set out above. Each lot owner shall construct concrete driveways with concrete aprons on such Owner's lot within thirty (30) days after completion of a single family dwelling.

(e) Requirements for Construction of Single Family Residences. The construction of single family residences must meet the following additional requirements:

(i) All driveways and turn arounds shall be constructed of exposed brown or gray aggregate concrete;

(ii) All roof systems must be a minimum of 8/12 pitch with the exception of 1 1/2 story structures on the rear;

(iii) All roof colors shall be black or gray or approved variations thereof;

(iv) All exterior paint and brick colors must be approved by the New Construction Committee;

(v) No window or wall air conditioning units shall be permitted unless approved by the New Construction Committee;

(vi) No metal or vinyl windows or doors shall be permitted without prior written approval by the New Construction Committee.

(f) Trees and Shrubs. No tree, regardless of size, may be removed by any Owner without the approval of the New Construction Committee. No shrubs placed on any lot by Declarant shall be removed by the Owner without the approval of the New Construction Committee.

2. In addition to the above covenants and restrictions, the covenants and use restrictions of the Declaration, including the restrictions and design and development guidelines adopted by the New Construction Committee and set forth in the latest revised version of the Devon Hills Community Development Code ("DHCDC"), shall remain in full force and effect with respect to the real property described on Exhibit A.

3. The covenants and restrictions of this First Subsequent Amendment shall run with and bind only the real property described in Exhibit A and shall inure to the benefit of and shall be enforceable by the Devon Hills Community Association, Inc. or the Owner or any real property described on Exhibit A attached hereto, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this First Subsequent Amendment 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 of the real property described on Exhibit A, 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 First Subsequent Amendment shall be modified or terminated as therein specified.

4. Declarant hereby designates the real property described on Exhibit A as a Neighborhood pursuant to Article III, Section 3(a) of the Declaration.

IN WITNESS WHEREOF, Declarant has caused this First Subsequent Amendment to be executed the day and year written above.

ATTEST: [Signature]
By: [Signature]
Title: 1st Vice President

SOVRAN BANK/CENTRAL SOUTH
By: [Signature]
Title: E.V.P.

STATE OF TENNESSEE)
COUNTY OF Davidson)

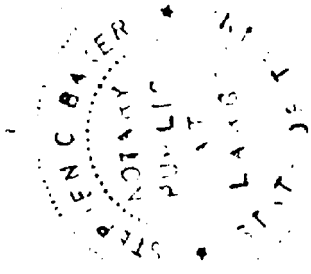
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared T. Hal Bishop and _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice-President and Vice-President respectively of SOVRAN BANK/CENTRAL SOUTH, the within named bargainor, a corporation, and that they, as such Executive Vice President, and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Executive Vice President and Vice President of such Corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of June, 1990.

[Signature: Stephen C Baker]
NOTARY PUBLIC

My Commission Expires: 10/9/91

W2:SCB452
SVN503-869



Land being in the Second Civil District of Nashville, Davidson County, Tennessee and being known as Arlington Green, Phase I, the Plat of which is recorded in Plat Book 6900, page 399, Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point in the North margin of Hicks Road as widened, said point being approximately 200' east of the intersection with Bellevue Road; thence N 7 deg. 32' 49" E, 515.00' to a point; thence N 77 deg. 36' 17" E, 981.10' to a point; thence S 67 deg. 34' 41" E, 182.77 feet to a point; thence S 45 deg. 48' 09" E, 300.74 feet to a point; thence S 38 deg. 34' 14" E, 296.06' to a point in the North margin of the proposed Hicks Road extension; thence with said margin and along a curve to the left having a central angle of 11 deg. 32' 29", a radius of 830.00', a tangent length of 83.88', a curve length of 167.19', a chord bearing of S 60 deg. 31' 52" W, and a chord distance of 166.91' to a point; thence continuing with said margin, S 54 deg. 45' 38" W, 200.87 feet to a point; thence continuing with said proposed margin and along a curve to the right having a central angle of 41 deg. 17' 11", a radius of 594.00', a tangent length of 223.78', a curve length of 428.03', a chord bearing of S 75 deg. 24' 13" W, and a chord distance of 418.83' to a point where proposed margin meets existing margin of Hicks Road as widened; thence with existing margin, N 83 deg. 57' 11" W, 870.73' to a point; thence continuing with margin, N 83 deg. 57' 11" W 14.54' to the point of beginning. Containing 21.42 acres, more or less.

Being the same property conveyed to Sovran Bank/Central South by Trustee's Deed from Frank S. King, Jr., Trustee of record in Book 8096, page 527, Register's Office, Davidson County, Tennessee.

The following lots or tracts of land are included in the above description but expressly excluded therefrom, to-wit:

Lots 12, 19, 20, and 42 on the Plan of Arlington Green, Phase I, the Plat of which is recorded in Plat Book 6900, page 399, Register's Office of Davidson County, Tennessee.

30095

EXHIBIT A INSTRUMENT

Jun 1 4 39 AM '00

FRANK S. KING, JR. TRUSTEE
DAVIDSON COUNTY, TENN.

WIT: JAMES H. HARRIS, CLERK

15:00

SECOND SUBSEQUENT AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEVON HILLS

This Amendment is made this 7th day of August, 1990.

WITNESSETH:

WHEREAS, on April 15, 1988, Devon Hills Limited Partnership ("Declarant") Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Devon Hills ("Declaration") of record in Book 7517, page 283, Register's Office for Davidson County, Tennessee; and

WHEREAS, the undersigned Owners represent seventy-five percent (75%) of all votes of the Association governed by the Declaration and all of the property currently subject to the terms and provisions of the Declaration; and

WHEREAS, the undersigned Owners desire to amend the Declaration pursuant to Article XIII, Section 2 by removing the property described on Exhibit A from the terms and provisions of the Declaration,

NOW, THEREFORE, pursuant to Article XIII, Section 2, the Declaration is hereby amended by removing the property described in Exhibit A attached hereto and incorporated herein by reference from the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the parties hereto have caused this Second Subsequent Amendment to be executed the day and year written above.

ATTEST: By: James B. Chubb
Title: Vice President

SOVRAN BANK/CENTRAL SOUTH
By: [Signature]
Title: EXP

THE ZEITLIN GROUP
By: Jeffrey A. Zeitlin
Title: Pres. Jeffrey A. Zeitlin

Lot 19 Arlington Green, Phase 1 of record in Book 6900, page 329 Register's Office, Davidson County Tennessee

51554
AUG 22 1 33 PM '90

James D. Kay, Jr.
James D. Kay, Jr.

Elaine M. Kay
Elaine M. Kay

Lot 12 Arlington Green, Phase I
of record in Book 6900, page 399
Register's Office, Davidson County,
Tennessee

David L. Benneyworth
David L. Benneyworth

Audrey J. Benneyworth
Audrey J. Benneyworth

Lot 42 Arlington Green, Phase I
of record in Book 6900, page 399
Register's Office, Davidson County
Tennessee

JEFFREY CONSTRUCTION COMPANY

By: Jeffrey A. Gray

Title: Pres.

Lot 20 Arlington Green, Phase I
of record in Book 6900, page 399
Register's Office, Davidson County,
Tennessee

Devon Hills Limited Partnership, Declarant under the Declaration of Covenant, Conditions and Restrictions for Devon Hills joins in the execution of the attached Second Subsequent Amendment to evidence its acknowledgment and consent to such Second Subsequent Amendment.

DEVON HILLS LIMITED PARTNERSHIP
BY: MCNEIL & ASSOCIATES, INC.
GENERAL PARTNER

BY: R. Steve Corbitt
TITLE: VICE PRESIDENT

"DECLARANT"

STATE OF TENNESSEE)
COUNTY OF Davidson

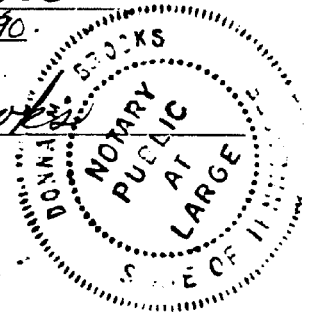
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R. Steve Corbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of McNeil & Associates, Inc., a general partner of Devon Hills Limited Partnership, the within named bargainer, a Massachusetts limited partnership, and that he as such Vice President, of the general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Vice President of McNeil & Associates, Inc., general partner of Devon Hills Limited Partnership.

Witness my hand and seal, at office in Nashville Tennessee, this the 21st day of August, 1990.

Louanna M. Brooks
NOTARY PUBLIC

My Commission Expires: May 8, 1991

W2:SCB509
SVN503-869



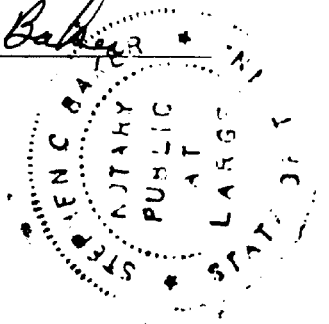
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and Lance B. Chitwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice President and Vice President respectively of SOVRAN BANK/CENTRAL SOUTH, the within named bargainer, a corporation, and that they, as such Executive Vice President, and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Executive Vice President and Lance B. Chitwood as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a President of Jeffrey Construction Company*, the within named bargainer, a joint venture, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as President of Jeffrey Construction Company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

* a joint venturer of The Zeitlin Group.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



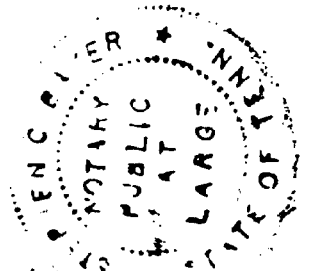
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Kay, Jr., the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine M. Kay, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



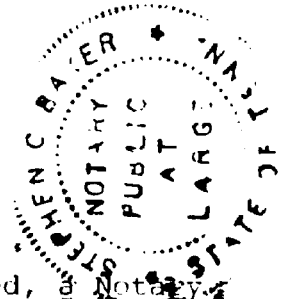
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Benneyworth, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



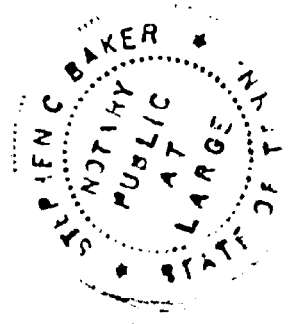
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audrey J. Benneyworth, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

Steph C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 8180 PAGE 228

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey A Zartin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a President of Jeffrey Construction Company, the within named bargainer, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1992.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91



Land being in the Second Civil District of Nashville, Davidson County, Tennessee and being known as Arlington Green, Phase I, the Plat of which is recorded in Plat Book 6900, page 399, Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point in the North margin of Hicks Road as widened, said point being approximately 200' east of the intersection with Bellevue Road; thence N 7 deg. 32' 49" E, 515.00' to a point; thence N 77 deg. 36' 17" E, 981.10' to a point; thence S 67 deg. 34' 41" E, 182.77 feet to a point; thence S 45 deg. 48' 09" E, 300.74 feet to a point; thence S 38 deg. 34' 14" E, 296.06' to a point in the North margin of the proposed Hicks Road extension; thence with said margin and along a curve to the left having a central angle of 11 deg. 32' 29", a radius of 830.00', a tangent length of 83.88', a curve length of 167.19', a chord bearing of S 60 deg. 31' 52" W, and a chord distance of 166.91' to a point; thence continuing with said margin, S 54 deg. 45' 38" W, 200.87 feet to a point; thence continuing with said proposed margin and along a curve to the right having a central angle of 41 deg. 17' 11", a radius of 594.00', a tangent length of 223.78', a curve length of 428.03', a chord bearing of S 75 deg. 24' 13" W, and a chord distance of 418.83' to a point where proposed margin meets existing margin of Hicks Road as widened; thence with existing margin, N 83 deg. 57' 11" W, 870.73' to a point; thence continuing with margin, N 83 deg. 57' 11" W 14.54' to the point of beginning. Containing 21.42 acres, more or less.

Being part of the same property conveyed to Devon Hills Limited Partnership, a Massachusetts limited partnership by deeds from C. William Green and wife, Sarah H. Green, of record in Book 6491, page 332, and Book 7083, page 885, Register's Office for Davidson County, Tennessee.

2464 08/22 0101 03CHECK

24.00

Book
Prepared By:
DEARBORN & EWING
1200 One Commerce Place
Nashville, TN 37239

BOOK 8180 PAGE 230

SECOND SUBSEQUENT AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR DEVON HILLS

This Amendment is made this 7th day of August, 1990 by
Sovran Bank/Central South, a Tennessee banking corporation
(hereinafter referred to as "Declarant");

W I T N E S S E T H:

WHEREAS, on June 1, 1990, Declarant filed that certain
Declaration of Covenants, Conditions and Restrictions for Devon Hills
("Declaration") of record in Book 8120, page 402, Register's Office,
Davidson County, Tennessee; and

WHEREAS, Declarant desires to change the name of the
Declaration from Declaration of Covenants, Conditions and Restrictions
for Devon Hills to Declaration of Covenants, Conditions and
Restrictions for Arlington Green; and

WHEREAS, Declarant desires to change the name of the
Association from Devon Hills Community Association, Inc. to Arlington
Green Community Association, Inc.,

NOW, THEREFORE, pursuant to the powers retained by Declarant
under Article XIII, Section 2 of the Declaration, and in accordance
with the provisions of that section, Declarant hereby amends the
Declaration as follows:

1. The name of the Declaration is hereby changed from the
Declaration of Covenants, Conditions and Restrictions for Devon Hills
to Declaration of Covenants, Conditions and Restrictions for Arlington
Green.

2. The name of the Association is hereby changed from
Devon Hills Community Association, Inc. to Arlington Green Community
Association, Inc.

3. All references in the Declaration to "Devon Hills" are
hereby changed to "Arlington Green".

IN WITNESS WHEREOF, Declarant has caused this Second Subsequent Amendment to be executed the day and year written above.

ATTEST:

BY:

Title:

Lance B. Chitwood
Vice President

SOVRAN BANK/CENTRAL SOUTH

By:

Title:

J. Hunter Atkins
VP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and Lance B. Chitwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice President and Vice President respectively of SOVRAN BANK/CENTRAL SOUTH, the within named bargainor, a corporation, and that they, as such Executive Vice President, and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Executive Vice President and Lance B. Chitwood as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91

W2:SCB506
SVN503-869



2465 08/22 0101 03CHECK

6.00

51555

CONFIDENTIAL

AUG 22 1 33 PM '90

FIRST AMENDMENT TO BY-LAWS OF
DEVON HILLS COMMUNITY ASSOCIATION, INC.

This Amendment is made this 21 day of August, 1990 by
Sovran Bank/Central South, a Tennessee banking corporation (hereinafter
referred to as "Declarant");

W I T N E S S E T H:

WHEREAS, on June 1, 1990, Declarant filed that certain Declaration of Covenants, Conditions and Restrictions for Devon Hills ("Declaration") of record in Book 8120, page 402, Register's Office for Davidson County, Tennessee; and

WHEREAS, the By-Laws of Devon Hills Community Association, Inc. ("Association") were attached to the Declaration; and

WHEREAS, by Second Subsequent Amendment to the Declaration the name of the Association was changed from Devon Hills Community Association, Inc. to Arlington Green Community Association, Inc.; and

WHEREAS, Declarant desires to amend the By-Laws to reflect the change of the name of the Association,

NOW, THEREFORE, pursuant to the powers retained by Declarant under Article VII, Section 6 of the By-Laws, Declarant hereby amends the By-Laws as follows:

1. All references to the Declaration of Covenants, Conditions and Restrictions for Devon Hills are hereby changed to Declaration of Covenants, Conditions and Restrictions for Arlington Green.

2. All references to the name of the Association as Devon Hills Community Association, Inc. are hereby changed to Arlington Green Community Association, Inc.

IN WITNESS WHEREOF, Declarant has caused this First Amendment to By-Laws to be executed the day and year written above.

ATTEST:

By: [Signature]

Title: Vice President

SOVRAN BANK/CENTRAL SOUTH

By: [Signature]

Title: ZVP

51500

Aug 22 1 34 PM '90

08/22 0101 03CHECK

6.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

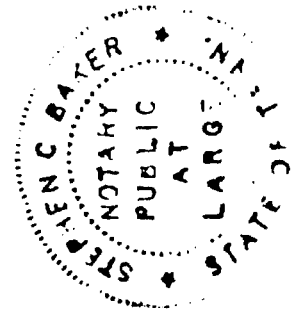
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and Lance B. Chitwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Executive Vice President and Vice President respectively of SOVRAN BANK/CENTRAL SOUTH, the within named bargainer, a corporation, and that they, as such Executive Vice President, and Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Executive Vice President and Lance B. Chitwood as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1990.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 10/9/91

W2:SCB507
SVN503-869



THIS INSTRUMENT PREPARED BY:
Dearborn & Ewing, Attorneys
Suite 1200, One NationsBank Plaza
Nashville, Tennessee 37219-1777

**DESIGNATION OF M.M.E. LIMITED PARTNERSHIP
AS DECLARANT UNDER
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR DEVON HILLS**

This instrument is made effective this 26 day
of August, 1992 by Devon Hills Limited Partnership
(hereinafter referred to as "Original Declarant").

W I T N E S S E T H

WHEREAS, Original Declarant was the Declarant under the
Declaration of Covenants, Conditions and Restrictions for Devon
Hills of record in Book 7517, page 283, Register's Office for
Davidson County, Tennessee ("Declaration"); and

WHEREAS, pursuant to Article I, Section 8 of the
Declaration, the Original Declarant has the right to designate
as successor Declarant a successor-in-title who takes title to
any portion of the undeveloped or unsold property described in
Exhibit B for the purpose of development or sale; and

WHEREAS, M.M.E. Limited Partnership, for the purpose of
development or sale, has acquired title to a portion of the
real property described in Exhibit B to the Declaration by deed
of record in Book 8568, page 201, Register's Office for
Davidson County, Tennessee; and

WHEREAS, Original Declarant desires to designate M.M.E.
Limited Partnership as successor Declarant;

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration Original Declarant hereby designates M.M.E. Limited Partnership as Declarant under Declaration.

IN WITNESS WHEREOF, Original Declarant has caused this instrument to be executed by its duly authorized partner effective as of the date first above written.

DEVON HILLS LIMITED PARTNERSHIP

BY: MCNEIL & ASSOCIATES, INC.
GENERAL PARTNER

BY: *Alexander H. McNeil*
TITLE: *General Partner*

"DECLARANT"

40241.

IDENTIFICATION REFERENCE

AUG 27 11 49 AM '92

WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF)

4525 08/27 0101 03CHECK

8.00

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alexander H. McNeil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged Declarant to be President of McNeil & Associates, Inc., a general partner of Devon Hills Limited Partnership, the within named bargainor, a Massachusetts limited partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by Declarant as President of McNeil & Associates, Inc., general partner of Devon Hills Limited Partnership.

Witness my hand and seal, this the 26 day of August, 1992.

Alexander H. McNeil
NOTARY PUBLIC
My Commission Expires: 4-13-95

BOOK 8712 PAGE 620

THIS INSTRUMENT PREPARED BY:
Dearborn & Ewing, Attorneys
Suite 1200, One NationsBank Plaza
Nashville, Tennessee 37219-1777

**THIRD SUBSEQUENT AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR DEVON HILLS**

4526 08 27 0101 03CHECK 28.00

(Addition of Devon Highlands)

This Amendment is made this 27th day of Aug, 1992 by M.M.E. Limited Partnership (hereinafter referred to as "Declarant")

WITNESSETH

WHEREAS, M.M.E. Limited Partnership was designated as Declarant under the Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book 7517, page 289, Register's Office for Davidson County, Tennessee as amended by First Subsequent Amendment of record in Book 7517, page 367 and Second Subsequent Amendment of record in Book 8180, page 222, said Register's Office ("Declaration") by instrument of record in Book 8712, page 618, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to Article VIII of the Declaration, Declarant has the unilateral right to subject any portion of the property described in Exhibit B of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant desires to subject the property described on Exhibit A to this Amendment (being a portion of the property described on Exhibit B of the Declaration) to the terms of the Declaration and to designate such property as a separate Neighborhood as provided in the Declaration; and

26322/SCB
SBM021-00000 8/20/92

PICK-UP
AUG 27 11 49 AM '92
DAVIDSON COUNTY, TN
IDENTIFICATION
402.4.2

WHEREAS, Declarant desires to subject the land described in Exhibit A to additional covenants and restrictions hereinafter set forth,

NOW, THEREFORE, for and in consideration of the premises and pursuant to the terms of the Declaration, Declarant amends the Declaration as follows:

1. Declarant subjects the property described in Exhibit A to the Declaration.

2. Declarant designates the property described in Exhibit A as a separate Neighborhood under the Declaration. Such Neighborhood shall hereafter be referred to as the Devon Highlands Neighborhood.

3. The areas designated as "Open Space" on the Plat of Devon Highlands Phase I of record in Book 7900, page 428, Register's Office for Davidson County, Tennessee are hereby designated as Common Area. However, the expense of maintenance of such Open Spaces shall be an expense levied as a Neighborhood Assessment against the owners of lots in Devon Highlands Neighborhood.

4. Declarant hereby subjects the property described on Exhibit A to the following additional covenants and restrictions:

(a) Detached Single Family Residences. No structure shall be erected or placed on any lot except detached single family residences and related structures approved by the New Construction Committee established pursuant to the Declaration.

(b) Dwelling Sizes. Any residence erected on any lot shall have no less than a two-car garage and a minimum living area as follows:

(i) The ground floor area of any one-level dwelling shall contain no less than 2,000 square feet, exclusive of unenclosed porches, patios, breezeways and garages.

(ii) The ground floor area of two level dwellings shall be a minimum of 1,000 square feet, exclusive of the garage.

(iii) The ground floor of a 1 1/2 level dwelling shall be a minimum of 1,200 square feet exclusive of the garage.

(iv) Any other type home shall be a minimum of 2,000 square feet exclusive of the garage.

(v) Finished basement areas, garages and open porches are not included in computing floor areas.

(c) Exterior Building Materials. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed to the exterior above grade level. The New Construction Committee shall have the right to approve in writing the use of all exterior building materials that are deemed to be attractive.

(d) Landscaping. After the construction of a residence, the lot Owner shall immediately install foundation landscaping in keeping with the character of the surrounding lots. Each lot Owner shall construct concrete driveways with concrete aprons on such Owner's lot within (30) days after completion of a single family dwelling.

(e) Requirements for Construction of Single Family Residences. The construction of single family residences must meet the following additional requirements:

(i) All driveways and turn arounds shall be constructed of exposed brown, gray aggregate or broom finish concrete;

(ii) All roof systems must be a minimum of 8/12 pitch with the exception of 1 1/2 story structures on the rear;

(iii) All roof colors shall be Owen Corning Weathered Wood or approved variations thereof;

(iv) All exterior paint and brick colors must be approved by the New Construction Committee;

(v) No window or wall air conditioning units shall be permitted unless approved by the New Construction Committee;

(vi) No vinyl windows shall be permitted without prior written approval by the New Construction Committee.

(f) Trees and Shrubs. No tree, over 6" in size, may be removed by any Owner without the approval of the New Construction Committee.

5. In addition to the above covenants and restrictions, the covenants and use restrictions of the Declaration, including the restrictions and design and development guidelines adopted by the New Construction Committee and set forth in the latest revised version of the Devon Hills Community Development Code ("DHCDC"), shall remain in full force and effect with respect to the real property described in Exhibit A.

6. The covenants and restrictions of this Third Subsequent Amendment shall run with and bind only the real property described in Exhibit A and shall inure to the benefit of and shall be enforceable by the Devon Hills Community Association, Inc. or the Owner of any real property described on Exhibit A attached hereto, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Third Subsequent Amendment 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 of the real property described on Exhibit A, 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 Third Subsequent Amendment shall be modified or terminated as therein specified.

IN WITNESS WHEREOF, this Amendment is adopted by the Declarant effective as of the date first written above.

M.M.E. LIMITED PARTNERSHIP

BY: W.H. Eason
TITLE: Operating Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. H. EASON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged he to be operating Mgr of M.M.E. Limited Partnership, the within named bargainor, a limited partnership, and that he as such operating Mgr, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by W.H. Eason, Jr. operating Mgr.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of August, 1992.

W. H. Eason
NOTARY PUBLIC



My Commission Expires: My Commission Expires March 23, 1996

EXHIBIT A

BOOK 8712 PAGE 625

Land being in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee located within the boundaries of the Devon Hills Planned Unit Development, recorded in Plat Book 6900 - page 398 and being more particularly described as follows:

Beginning at a concrete monument (old) in the northerly right-of-way of Hicks Road, relocated by Metro Project No. 85-R-11, this also being the southeast corner of the Arlington Green subdivision of record in Plat Book 6900 - page 399;

Thence, leaving Hicks Road with Arlington Green boundary, N 38° 34' 14" W - 296.06' to a concrete monument (old);

Thence, N 45° 48' 09" W - 300.74' to a concrete monument (old);

Thence, N 67° 34' 41" W - 96.42' to an iron pin (new);

Thence, leaving said subdivision boundary on a new line for the next 8 calls:

- N 00° 26' 23" W - 437.13' to an iron pin (new),
- N 15° 34' 44" W - 68.79' to an iron pin (new),
- N 00° 27' 09" E - 199.54' to an iron pin (new),
- N 46° 25' 45" W - 185.52' to an iron pin (new),
- N 20° 39' 49" E - 251.05' to an iron pin (new),
- N 73° 04' 39" E - 228.57' to an iron pin (new),
- N 45° 39' 16" E - 138.56' to an iron pin (new),
- N 86° 19' 16" E - 226.59' to an iron pin (new) in the westerly right of way of Old Hickory Blvd. (Metro Project No. 85-R-11);

Thence, with the right of way along a curve to the right having a delta of 30° 14' 40", a radius of 760.00', an arc length of 401.18', and the chord being S 12° 10' 48" E - 396.54' to a radius return point of compound curvature;

Thence, around a curve to the right having a delta of 93° 32' 53", a radius of 30.00', an arc length of 48.98', and the chord being S 49° 42' 58" W - 43.72' to a point;

Thence, S 6° 28' 33" W - 60.00' to a point;

Thence, around a radius return curve to the right having a delta of 91° 11' 31", a radius of 30.00', an arc length of 47.75', and the chord being S 37° 56' 30" E - 42.87' to a point;

Thence, S 07° 39' 15" W - 87.70 to a point of curvature;

Thence, along a curve to the left having a delta of 13° 24' 46", a radius of 2,540.00', an arc length of 594.60', and the chord being S 00° 56' 53" W - 593.25' to a radius return point of reverse curvature;

Thence, around a curve to the right having a delta of $88^{\circ} 40' 50''$, a radius of 30.00', an arc length of 46.43', and the chord being S $38^{\circ} 34' 55''$ W - 41.94' to a point;

Thence, S $07^{\circ} 05' 46''$ E - 60.00' to a point;

Thence, around a radius return curve to the right having a delta of $88^{\circ} 40' 50''$, a radius of 30.00', an arc length of 46.43', and the chord being S $52^{\circ} 46' 28''$ E - 41.94' to a point;

Thence, along a curve to the left having a delta of $7^{\circ} 50' 02''$, a radius of 2,540.0', an arc length of 347.29', and the chord being S $12^{\circ} 21' 03''$ E - 347.02' to a radius return point of reverse curvature;

Thence, around a curve to the right having a delta of $88^{\circ} 56' 25''$, a radius of 30.00', an arc length of 46.57', and the chord being S $28^{\circ} 12' 08''$ W - 42.03' to a point in the northerly right of way of the aforementioned Hicks Road;

Thence, with the said Hicks Road, S $72^{\circ} 40' 20''$ W - 20.44' to a point of curvature;

Thence, along a curve to the left having a delta of $6^{\circ} 22' 13''$, a radius of 830.00', an arc length of 92.28', and the chord being S $69^{\circ} 29' 13''$ W - 92.23' to the point of beginning and containing 18.54 acres, more or less.

Being the same property conveyed to M.M.E. Limited Partnership by Quitclaim Deed from Devon Hills Partners, L.P., a Tennessee limited partnership of record in Book 8568, Page 201, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY:
Stephen C. Baker, P. C.
Attorney at Law
2207 Crestmoor Road, Suite 101-A
Nashville, Tennessee 37215

**FOURTH SUBSEQUENT AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR DEVON HILLS**

(Addition of Devon Valley)

This Amendment is made this 25th day of Nov, 1992 by M.M.E. Limited Partnership (hereinafter referred to as "Declarant")

0884 11/25 0101 03CHECK 24-00

W I T N E S S E T H

WHEREAS, M.M.E. Limited Partnership was designated as Declarant under the Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book 7517, page 289, Register's Office for Davidson County, Tennessee as amended by First Subsequent Amendment of record in Book 7517, page 367, Second Subsequent Amendment of record in Book 8180, page 222, and Third Subsequent Amendment of record in Book 8712, page 620, said Register's Office ("Declaration") by instrument of record in Book 8712, page 618, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to Article VIII of the Declaration, Declarant has the unilateral right to subject any portion of the property described in Exhibit B of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant desires to subject the property described on Exhibit A to this Amendment (being a portion of the property described on Exhibit B of the Declaration) to the terms of the Declaration and to designate such property as a separate Neighborhood as provided in the Declaration; and

WHEREAS, Declarant desires to subject the land described in Exhibit A to additional covenants and restrictions hereinafter set forth,

NOW, THEREFORE, for and in consideration of the premises and pursuant to the terms of the Declaration, Declarant amends the Declaration as follows:

1. Declarant subjects the property described in Exhibit A to the Declaration.
2. Declarant designates the property described in Exhibit A as a separate Neighborhood under the Declaration. Such Neighborhood shall hereafter be referred to as the Devon Valley Neighborhood.
3. The areas designated as "Open Space" on the Plat of Devon Valley Phase I of record in Book 7900, page 458, Register's Office for Davidson County, Tennessee are hereby designated as Common Area. However, the expense of maintenance of such Open Spaces shall be an expense levied as a Neighborhood Assessment against the owners of lots in Devon Valley Neighborhood.
4. Declarant hereby subjects the property described on Exhibit A to the following additional covenants and restrictions:
 - (a) Detached Single Family Residences. No structure shall be erected or placed on any lot except detached single family residences and related structures approved by the New Construction Committee established pursuant to the Declaration.
 - (b) Dwelling Sizes. Any residence erected on any lot shall have no less than a two-car garage and a minimum living area as follows:
 - (i) The ground floor area of any one-level dwelling shall contain no less than 1,200 square feet, exclusive of unenclosed porches, patios, breezeways and garages.

(ii) Any other type home shall be a minimum of 1,200 square feet exclusive of the garage.

(iii) Finished basement areas, garages and open porches are not included in computing floor areas.

(c) Exterior Building Materials. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed to the exterior above grade level. The New Construction Committee shall have the right to approve in writing the use of all exterior building materials that are deemed to be attractive.

(d) Landscaping. After the construction of a residence, the lot Owner shall immediately: (i) Grade and seeding that portion of the lot between the front and street and between the side walls of the residence and the pavement of any abutting streets; (ii) Install foundation landscaping in keeping with the character of the surrounding lots. Each lot Owner shall construct concrete driveways with concrete aprons on such Owner's lot within (30) days after completion of a single family dwelling.

(e) Requirements for Construction of Single Family Residences. The construction of single family residences must meet the following additional requirements:

(i) All driveways and turnarounds shall be constructed of exposed brown, gray aggregate or broom finish concrete;

(ii) All roof systems must be a minimum of 8/12 pitch with the exception of 1-1/2 story structures on the rear;

(iii) All roof colors shall be Owens Corning Weathered Wood or approved variations thereof;

(iv) All exterior paint and brick colors must be approved by the New Construction Committee;

(v) No window or wall air conditioning units shall be permitted unless approved by the New Construction Committee;

(vi) No metal or vinyl windows or doors shall be permitted without prior written approval by the New Construction Committee.

(f) Trees and Shrubs. No tree, over 6" in size, may be removed by any Owner without the approval of the New Construction Committee.

5. In addition to the above covenants and restrictions, the covenants and use restrictions of the Declaration, including the restrictions and design and development guidelines adopted by the New Construction Committee and set forth in the latest revised version of the Devon Hills Community Development Code ("DHCDC"), shall remain in full force and effect with respect to the real property described in Exhibit A.

6. The covenants and restrictions of this Fourth Subsequent Amendment shall run with and bind only the real property described in Exhibit A and shall inure to the benefit of and shall be enforceable by the Devon Hills Community Association, Inc. or the Owner of any real property described on Exhibit A attached hereto, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Fourth Subsequent Amendment 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 of the real property described on Exhibit A, 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 Fourth Subsequent Amendment shall be modified or terminated as therein specified.

IN WITNESS WHEREOF, this Amendment is adopted by the Declarant effective as of the date first written above.

M.M.E. LIMITED PARTNERSHIP

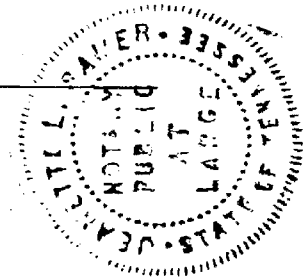
BY: W.H. Eason, Jr.
TITLE: OPERATING MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. H. Eason, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Operating Manager of M.M.E. Limited Partnership, the within named bargainor, a limited partnership, and that he as such Operating Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Operating Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of November, 1992.

Jeanette J. Rarner
NOTARY PUBLIC



My Commission Expires: 9/16/95

EXHIBIT A

BOOK 8796 PAGE 415

PROPERTY DESCRIPTION
DEVON VALLEY (Phase I)

Land being in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee located within the Devon Hills Planned Unit Development of record in Plat Book 6900 - page 398, and being a portion of the property conveyed to M.M.E. LIMITED PARTNERSHIP in Deed Book 8568 - page 201, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an iron pin (new) at the northeasterly corner of the Devon Glen (Phase I) tract, this also being in the northerly line of tract 2 of the above referenced M.M.E. LIMITED PARTNERSHIP deed;

Thence, leaving said Devon Glen (Phase I) with a new line for the next 13 calls;

N 52° 35' 24" E - 192.77' to an iron pin (new);
N 71° 05' 44" E - 155.61' to an iron pin (new);
N 32° 50' 00" E - 136.95' to an iron pin (new);
S 59° 17' 34" E - 229.90' to an iron pin (new);
With a curve to the right having a delta of 1° 30' 18", a radius of 420.00', an arc length of 11.03', and the chord being S 31° 27' 35" W - 11.03' to an iron pin (new);
S 57° 47' 16" E - 100.41' to an iron pin (new);
S 38° 07' 57" E - 78.14' to an iron pin (new);
S 40° 47' 21" E - 138.41' to an iron pin (new);
S 30° 28' 31" W - 247.59' to an iron pin (new);
S 51° 46' 14" W - 316.39' to an iron pin (new);
N 40° 34' 23" W - 308.00' to an iron pin (new);
S 49° 25' 37" W - 49.73' to an iron pin (new);
With a curve to the left having a delta of 4° 40' 35", a radius of 280.00', an arc length of 22.85', and the chord being S 47° 05' 20" W - 22.85' to an iron pin (new) at the southeast corner of the Devon Glen (Phase I) tract;

Thence, with common line of said tract, N 45° 14' 58" W - 141.40' and N 17° 56' 53" W - 197.15' to the point of beginning and containing 7.65 acres, more or less.

67996.

IDENTIFY REFERENCE:

Nov 25 11 55 AM '92

LUKA Z. WILCENIK REGISTER
DAVIDSON COUNTY, TN

PICK-UP

THIS INSTRUMENT PREPARED BY:
Stephen C. Baker, P. C.
Attorney at Law
2207 Crestmoor Road, Suite 101-A
Nashville, Tennessee 37215

**FIFTH SUBSEQUENT AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR DEVON HILLS**

(Addition of Devon Glen)

This Amendment is made this 25th day of Nov., 1992 by M.M.E. Limited Partnership (hereinafter referred to as "Declarant")

W I T N E S S E T H

WHEREAS, M.M.E. Limited Partnership was designated as Declarant under the Declaration of Covenants, Conditions and Restrictions for Devon Hills of record in Book 7517, page 289, Register's Office for Davidson County, Tennessee as amended by First Subsequent Amendment of record in Book 7517, page 367, Second Subsequent Amendment of record in Book 8180, page 222, Third Subsequent Amendment of record in Book 8712, page 620, and Fourth Subsequent Amendment of record in Book 8796, page 410, said Register's Office ("Declaration") by instrument of record in Book 8712, page 618, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to Article VIII of the Declaration, Declarant has the unilateral right to subject any portion of the property described in Exhibit B of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant desires to subject the property described on Exhibit A to this Amendment (being a portion of the property described on Exhibit B of the Declaration) to

the terms of the Declaration and to designate such property as a separate Neighborhood as provided in the Declaration; and

WHEREAS, Declarant desires to subject the land described in Exhibit A to additional covenants and restrictions hereinafter set forth,

NOW, THEREFORE, for and in consideration of the premises and pursuant to the terms of the Declaration, Declarant amends the Declaration as follows:

1. Declarant subjects the property described in Exhibit A to the Declaration.
2. Declarant designates the property described in Exhibit A as a separate Neighborhood under the Declaration. Such Neighborhood shall hereafter be referred to as the Devon Glen Neighborhood.
3. The areas designated as "Open Space" on the Plat of Devon Glen Phase I of record in Book 7900, page 457, Register's Office for Davidson County, Tennessee are hereby designated as Common Area. However, the expense of maintenance of such Open Spaces shall be an expense levied as a Neighborhood Assessment against the owners of lots in Devon Valley Neighborhood; provided, however, the expense of maintaining the storm water detention pond located at the intersection of Old Hickory Boulevard and Devon Valley Drive in the Open Space designated on the Plat of Devon Glen Phase I shall be a common expense of the Devon Hills Community Association, Inc.
4. Declarant hereby subjects the property described on Exhibit A to the following additional covenants and restrictions:
 - (a) Detached Single Family Residences. No structure shall be erected or placed on any lot except detached single family residences and related structures approved by the New Construction Committee established pursuant to the Declaration.

(b) Dwelling Sizes. Any residence erected on any lot shall have no less than a two-car garage and a minimum living area as follows:

(i) The ground floor area of any one-level dwelling shall contain no less than 1,200 square feet, exclusive of unenclosed porches, patios, breezeways and garages.

(ii) Any other type home shall be a minimum of 1,200 square feet exclusive of the garage.

(iii) Finished basement areas, garages and open porches are not included in computing floor areas.

(c) Exterior Building Materials. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed to the exterior above grade level. The New Construction Committee shall have the right to approve in writing the use of all exterior building materials that are deemed to be attractive.

(d) Landscaping. After the construction of a residence, the lot Owner shall immediately: (i) Grade and sod that portion of the lot between the front and street and between the side walls of the residence and the pavement of any abutting streets; (ii) Install foundation landscaping in keeping with the character of the surrounding lots; (iii) Install a gas light at the sidewalk at a location approved by the New Construction Committee; and (iv) Install a concrete sidewalk across the common area in front of such Owner's lot and parallel to the street curb, which sidewalk shall be of a broom finish, four (4) inches thick, three (3) feet wide, and with expansion joints each five (5) feet. The sidewalks shall be designed and built so that a grass buffer two (2) feet in width shall exist between the back edge of the curb and the front edge of the sidewalk in all cases except where sidewalks intersect curbs perpendicularly. On

corner lots such sidewalk shall be built along each street as set out above. Each lot Owner shall construct concrete driveways with concrete aprons on such Owner's lot within (30) days after completion of a single family dwelling.

(e) Requirements for Construction of Single Family Residences. The construction of single family residences must meet the following additional requirements:

(i) All driveways and turnarounds shall be constructed of exposed brown, gray aggregate or broom finish concrete;

(ii) All roof systems must be a minimum of 8/12 pitch with the exception of 1-1/2 story structures on the rear;

(iii) All roof colors shall be Owens Corning Weathered Wood or approved variations thereof;

(iv) All exterior paint and brick colors must be approved by the New Construction Committee;

(v) No window or wall air conditioning units shall be permitted unless approved by the New Construction Committee;

(vi) No metal or vinyl windows or doors shall be permitted without prior written approval by the New Construction Committee.

(f) Trees and Shrubs. No tree, over 6" in size, may be removed by any Owner without the approval of the New Construction Committee.

5. In addition to the above covenants and restrictions, the covenants and use restrictions of the Declaration, including the restrictions and design and development guidelines adopted by the New Construction Committee and set forth in the latest revised version of the Devon Hills Community Development Code ("DHCDC"), shall remain in full force and effect with respect to the real property described in Exhibit A.

6. The covenants and restrictions of this Fourth Subsequent Amendment shall run with and bind only the real property described in Exhibit A and shall inure to the benefit of and shall be enforceable by the Devon Hills Community Association, Inc. or the Owner of any real property described on Exhibit A attached hereto, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Fourth Subsequent Amendment 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 of the real property described on Exhibit A, 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 Fourth Subsequent Amendment shall be modified or terminated as therein specified.

IN WITNESS WHEREOF, this Amendment is adopted by the Declarant effective as of the date first written above.

M.M.E. LIMITED PARTNERSHIP

BY: W.A. [Signature]
TITLE: OPERATING - MANAGING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. H. Eason, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Operating Manager of M.M.E. Limited Partnership, the within named bargainor, a limited partnership, and that he as such Operating Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Operating Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of November, 1992.

Jeanette J. Ramer
NOTARY PUBLIC

My Commission Expires: 9/16/95



EXHIBIT A

BOOK 8796 PAGE 422

PROPERTY DESCRIPTION
DEVON GLEN (Phase I)

Land being in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee located within the Devon Hills Planned Unit Development of record in Plat Book 6900 - page 398, and being a portion of the property conveyed to M.M.E. LIMITED PARTNERSHIP in Deed Book 8568 - page 201, R.O.D.C., Tennessee more particularly described as follows:

Beginning at a concrete monument (new) in the easterly right-of-way of Old Hickory Blvd. (Metro Project No.85-R-11), said concrete monument being northerly 6.47' from an iron pin (old) which is the southwesterly corner of the previously mentioned Deed Book 8568 - page 201;

Thence, with the said right-of-way along a curve to the left having a delta of 48° 34' 49", a radius of 840.00', an arc length of 712.23', and the chord being N 21° 34' 35" W - 691.08' to an iron pin (new);

Thence, leaving said right-of-way and severing parent tract for the next 14 calls;

N 65° 20' 01" E - 222.73' to an iron pin (new);

Thence, along a curve to the left having a delta of 02° 36' 31", a radius of 180.00', an arc length of 8.19', and the chord being S 25° 58' 14" E - 8.19' to an iron pin (new);

N 62° 43' 30" E - 140.00' to an iron pin (new);

N 63° 04' 17" E - 99.41' to an iron pin (new);

S 62° 34' 44" E - 190.02' to an iron pin (new);

0885 11/25 0101 03CHECK 28.00

S 17° 56' 53" E - 197.15' to an iron pin (new);

S 45° 14' 58" E - 141.40' to an iron pin (new);

Thence, along a curve to the left having a delta of 22° 26' 48", a radius of 280.00', an arc length of 109.69', and the chord being S 33° 31' 39" W - 108.99' to an iron pin (new);

S 22° 18' 15" W - 19.17' to an iron pin (new);

S 67° 41' 45" E - 5.00' to an iron pin (new);

S 22° 18' 15" W - 95.72' to an iron pin (new);

Thence, along a curve to the right having a delta of 66° 27' 19", a radius of 370.00', an arc length of 429.15', and the chord being S 55° 31' 55" W - 405.50' to an iron pin (new);

S 79° 37' 00" W - 31.44' to an iron pin (new);

Thence, around a radius return curve to the left having a delta of 86° 02' 46", a radius of 30.00', an arc length of 45.05', and the chord being S 45° 44' 13" W - 40.94' to the point of beginning and containing 7.93 acres, more or less.

67.997.

IDENTIFICATION

NOV 25 11 56 AM '92

LOU Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

PICK-UP

This Instrument Prepared By:
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

**FOURTH SUBSEQUENT AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR DEVON HILLS**

This Amendment is made this 10th day of November, 1993.

W I T N E S S E T H:

WHEREAS, on April 15, 1988, Devon Hills Limited Partnership ("Original Declarant") filed that certain Declaration of Covenants, Conditions, and Restrictions for Devon Hills ("Declaration") of record in Book 7517, page 283, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Declaration has been amended by a First Subsequent Amendment of record in Book 7517, page 367, a Second Subsequent Amendment of record in Book 8180, page 222, and a Third Subsequent Amendment of record in Book 8712, page 620, said Register's Office; and

WHEREAS, M.M.E. Limited Partnership ("Declarant") has been designated and substituted as Declarant under the Declaration by instrument of record in Book 8712, page 618, said Register's Office; and

WHEREAS, Declarant desires to amend the Declaration to delete the hereinafter described property from its provisions pursuant to Article XIII, Section 2, by virtue of the fact that it still owns property described in Exhibit "B" for development as part of the Properties and this Amendment has no material adverse effect upon any right of any Owner,

NOW, THEREFORE, in consideration of the foregoing premises, the sufficiency of which is hereby acknowledged, and pursuant to Article XIII, Section 2, the Declaration is hereby amended by deleting the property described in Exhibit A attached hereto and incorporated herein by reference from the terms and provisions of the Declaration.

IN WITNESS WHEREOF, this Fourth Subsequent Amendment has been executed on the day and year first above written.

M.M.E. LIMITED PARTNERSHIP

Margaret Mergue, Inc. SP

By: *Joe J. Ramsell*

Title: *Secretary*

85116

IDENTIFICATION REFERENCE

93 NOV 12 PM 12:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Secretary - Treasurer (TTC)
of the

Before me, Joe Vaulk Crockett, a Notary Public in and for the County and State aforesaid, personally appeared Ted Trammell, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of M.M.E. Limited Partnership, the within named bargainor, a limited partnership, and that he as such ~~general partner~~ ^{Sec. Treas.} being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited partnership by him self as ~~general partner~~. ^(TTC) ~~Sec. Treas. ^(TTC)~~

10th WITNESS my hand and seal in Nashville, Tennessee, this the day of November, 1993.

Joe Vaulk Crockett
Notary Public

My Commission Expires: 3/22/97



PROPERTY DESCRIPTION

Land being in the Second Civil District of Nashville, Davidson County, Tennessee, located within the Devon Hills Planned Unit Development recorded in Plat Book 6900 - Page 398, and being a portion of the property quitclaimed to Devon Hills Partners, L.P. in Deed Book 8504 - Page 466 and being more particularly described as follows:

Beginning on an iron pin (New) on the easterly right-of-way of Old Hickory Boulevard at its intersection with the northerly right-of-way of C.S.X. (formerly Seaboard Systems) Railroad, said pin being 40' from center of Old Hickory Boulevard right-of-way and 75' from centerline of railroad right-of-way;

Thence, leaving railroad with Old Hickory Boulevard right-of-way for the next 10 calls:

N 17° 19' 40" W - 245.29' to an iron pin (new),

Along a curve to the right having a delta of 90° 00' 35", a radius of 30.00', an arc length of 47.13', with a chord of N 27° 40' 20" E - 42.43' to an iron pin (new),

N 17° 19' 40" W - 60.00' to an iron pin (new),

Along a curve to the right having a delta of 90° 13' 34", a radius of 30.00', an arc length of 47.24', with a chord of N 61° 19' 24" W - 42.51' to an iron pin (new),

Along a curve to the right having a delta of 23° 51' 40", a radius of 2,460.00', an arc length of 1,024.48', with a chord of N 04° 16' 35" W - 1,017.09' to an iron pin (new),

N 07° 39' 15" E - 87.70' to an iron pin (new),

Along a curve to the right having a delta of 89° 00' 49", a radius of 30.00', an arc length of 46.41', with a chord of N 52° 09' 34" E - 42.06' to an iron pin (new),

N 06° 39' 58" E - 60.00' to an iron pin (new),

Along a curve to the right having a delta of 87° 02' 47", a radius of 30.00', an arc length of 45.58', with a chord of N 39° 49' 00" W - 41.32', to an iron pin (new),

Along a curve to the left having a delta of 00° 32' 47", a radius of 840.00', an arc length of 8.01', with a chord of N 03° 28' 54" E - 8.01' to a concrete monument (old) 6.46' southerly from the southwestern corner of Devon Glen (Phase 1) of record in Plat Book 7900 - Page 457, this also being a corner to M.M.E. Limited Partnership, property of record in Deed Book 8568 - Page 201;

Thence, leaving right-of-way along southerly line of said M.M.E. Limited Partnership for the next 5 calls:

N 83° 57' 33" E - 166.68' to an iron pin (old),

N 53° 56' 53" E - 155.28' to an iron pin (old),

N 82° 29' 46" E - 48.64' to an iron pin (old),

S 57° 18' 03" E - 129.14' to an iron pin (old),

N 51° 46' 14" E - joining Devon Valley - Phase 1 (Plat Book 7900 - Page 458) at 384.11' for a total distance of 700.50' to an iron pin (new),

Thence, with said Devon Valley Phase 1 and continuing with Devon Valley Phase II for the next 3 calls:

N 30° 28' 31" E - 247.59' to an iron pin (new),
N 40° 47' 21" W - 138.41' to an iron pin (new),
N 33° 01' 32" E - 754.14' to an iron pin (new),

Thence, leaving said subdivision boundary along a new line severing the subject Devon Hills Partners, L.P. property, N 84° 18' 45" E - 674.27' to an iron pin (old) at the northeast corner of the overall Devon Hills P.U.D. boundary, this also being in the west line of John C. Beasley, et ux (Deed Book 3221 - Page 232);

Thence, following closely to an old fenceline with Beasley, S 05° 14' 09" W - 1201.22' to an iron pin (old);

Thence, continuing closely with fence, S 04° 30' 09" W - 1650.29' to an iron pin (old) at southwest corner of Beasley property, said pin also being on the northerly right-of-way of aforementioned railroad, 50' from center of said right-of-way;

Thence, leaving Beasley along said railroad right-of-way for the next 3 calls:

S 81° 31' 53" W - 1577.56' to an iron pin (new),
N 08° 29' 45" W - 25.00' to an iron pin (new),
S 81° 30' 15" W - 155.60' to the Point of Beginning and containing 99.74 Acres,
more or less.

Said property description being according to a Survey by Kevin A. Edmonson, R.L.S. No. 1515, of Thomas, Miller & Partners, dated 10/12/93, Job No. 93064.

Bx12

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

SIXTH SUBSEQUENT AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR DEVON HILLS

(Addition of Devon Valley Phase II)

BOOK 9492 PG 594

This Amendment is made this 13 day of Oct, 1994, by M.M.E. Limited Partnership (hereinafter referred to as "Declarant")

W I T N E S S E T H

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Devon Hills is of record in Book 7517, page 289, Register's Office for Davidson County, Tennessee as amended by First Subsequent Amendment of record in Book 7517, page 367, Second Subsequent Amendment of record in Book 8180, page 222, Third Subsequent Amendment of record in Book 8712, page 620, Fourth Subsequent Amendment of record in Book 8796, page 410, and Fifth Subsequent Amendment of record in Book 8796, page 416, said Register's Office (collectively the "Declaration"); and

WHEREAS, by instrument of record in Book 8712, page 618, Register's Office for Davidson County, Tennessee, Declarant was appointed successor Declarant under the Declaration; and

WHEREAS, pursuant to Article VIII of the Declaration, Declarant has the unilateral right to subject any portion of the property described in Exhibit B of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant desires to subject the property described on Exhibit A to this Amendment (being a portion of the property described on Exhibit B of the Declaration) to the terms of the Declaration and to designate such property as part of a Neighborhood as provided in the Declaration; and

WHEREAS, Declarant desires to subject the land described in Exhibit A to additional covenants and restrictions hereinafter set forth,

NOW, THEREFORE, for and in consideration of the premises and pursuant to the terms of the Declaration, Declarant amends the Declaration as follows:

1. Declarant subjects the property described in Exhibit A to the Declaration.
2. Declarant designates the property described in Exhibit A as a portion of the Devon Valley Neighborhood as established by the Fourth Subsequent Amendment to the Declaration.
3. The areas designated as "Open Space" on the Plat of Devon Valley Phase II of record in Book 7900, page 563, Register's Office for Davidson County, Tennessee are hereby designated as Common Area. However, the expense of maintenance of such Open Spaces shall be an expense levied as a Neighborhood Assessment against the owners of lots in Devon Valley Neighborhood.
4. Declarant hereby subjects the property described on Exhibit A to the following additional covenants and restrictions:
 - (a) Detached Single Family Residences. No structure shall be erected or placed on any lot except detached single family residences and related structures approved by the New Construction Committee established pursuant to the Declaration.

(b) Dwelling Sizes. Any residence erected on any lot shall have no less than a two-car garage and a minimum living area as follows:

(i) The ground floor area of any one-level dwelling shall contain no less than 1,200 square feet, exclusive of unenclosed porches, patios, breezeways and garages.

(ii) Any other type home shall be a minimum of 1,200 square feet exclusive of the garage.

(iii) Finished basement areas, garages and open porches are not included in computing floor areas.

(c) Exterior Building Materials. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed to the exterior above grade level. The New Construction Committee shall have the right to approve in writing the use of all exterior building materials that are deemed to be attractive.

(d) Landscaping. After the construction of a residence, the lot Owner shall immediately: (i) Grade and seed that portion of the lot between the front and street and between the side walls of the residence and the pavement of any abutting streets; (ii) Install foundation landscaping in keeping with the character of the surrounding lots. Each lot Owner shall construct concrete driveways with concrete aprons on such Owner's lot within (30) days after completion of a single family dwelling.

(e) Requirements for Construction of Single Family Residences. The construction of single family residences must meet the following additional requirements:

- (i) All driveways and turnarounds shall be constructed of exposed brown, gray aggregate or broom finish concrete;
- (ii) All roof systems must be a minimum of 8/12 pitch with the exception of 1-1/2 story structures on the rear;
- (iii) All roof colors shall be Owens Corning Weathered Wood or approved variations thereof;
- (iv) All exterior paint and brick colors must be approved by the New Construction Committee;
- (v) No window or wall air conditioning units shall be permitted unless approved by the New Construction Committee;
- (vi) No metal or vinyl windows or doors shall be permitted without prior written approval by the New Construction Committee.
- (f) Trees and Shrubs. No tree, over 6" in size, may be removed by any Owner without the approval of the New Construction Committee.

5. In addition to the above covenants and restrictions, the covenants and use restrictions of the Declaration, including the restrictions and design and development guidelines adopted by the New Construction Committee and set forth in the latest revised version of the Devon Hills Community Development Code ("DHCDC"), shall remain in full force and effect with respect to the real property described in Exhibit A.

6. The covenants and restrictions of this Sixth Subsequent Amendment shall run with and bind only the real property described in Exhibit A and shall inure to the benefit of and shall be enforceable by the Devon Hills Community Association, Inc. or the Owner of any

real property described on Exhibit A attached hereto, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Sixth Subsequent Amendment 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 of the real property described on Exhibit A, 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 Sixth Subsequent Amendment shall be modified or terminated as therein specified.

IN WITNESS WHEREOF, this Amendment is adopted by the Declarant effective as of the date first written above.

99569

IDENTIF. REFERENCE

OCT 13 PM 2:17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

M.M.E. LIMITED PARTNERSHIP

BY:

W. H. Eason, Jr.

TITLE:

Operating Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. H. Eason, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Operating Manager of M.M.E. Limited Partnership, the within named bargainor, a limited partnership, and that he as such Operating Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Operating Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of October, 1994.

Stephen C. Bohn
NOTARY PUBLIC

My Commission Expires:

9/16/95



EXHIBIT A

BOOK 9492 PC 599

Tract I

Land in Davidson County, Tennessee, being Lot Nos. 48 through 66, inclusive, and all Open Space as shown on the Final Plat of Devon Valley, Phase II, of record in Book 7900 page 563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said land.

1004C194
11102112

7809 10/13 0101 03CHECK 24.00

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

SEVENTH SUBSEQUENT AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR DEVON HILLS

(Addition of Devon Glen Phases II and III)

This Amendment is made this 13 day of Oct, 1994, by M.M.E. Limited Partnership (hereinafter referred to as "Declarant")

W I T N E S S E T H

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Devon Hills is of record in Book 7517, page 289, Register's Office for Davidson County, Tennessee as amended by First Subsequent Amendment of record in Book 7517, page 367, Second Subsequent Amendment of record in Book 8180, page 222, Third Subsequent Amendment of record in Book 8712, page 620, Fourth Subsequent Amendment of record in Book 8796, page 410, Fifth Subsequent Amendment of record in Book 8796, page 416, and Sixth Subsequent Amendment of record in Book 9492, page 594, said Register's Office (collectively the "Declaration"); and

WHEREAS, by instrument of record in Book 8712, page 618, Register's Office for Davidson County, Tennessee, Declarant was appointed successor Declarant under the Declaration; and

WHEREAS, pursuant to Article VIII of the Declaration, Declarant has the unilateral right to subject any portion of the property described in Exhibit B of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant desires to subject the property described on Exhibit A to this Amendment (being a portion of the property described on Exhibit B of the Declaration) to the terms of the Declaration and to designate such property as part of a Neighborhood as provided in the Declaration; and

WHEREAS, Declarant desires to subject the land described in Exhibit A to additional covenants and restrictions hereinafter set forth,

NOW, THEREFORE, for and in consideration of the premises and pursuant to the terms of the Declaration, Declarant amends the Declaration as follows:

1. Declarant subjects the property described in Exhibit A to the Declaration.
2. Declarant designates the property described in Exhibit A as a portion of the Devon Glen Neighborhood as established by the Fifth Subsequent Amendment to the Declaration.
3. The areas designated as "Open Space" on the Plat of Devon Glen Phase II of record in Book 7900, page 562, Register's Office for Davidson County, Tennessee and on the Plat of Devon Glen, Phase III, of record in Book 7900, page 663, said Register's Office are hereby designated as Common Area. However, the expense of maintenance of such Open Spaces shall be an expense levied as a Neighborhood Assessment against the owners of lots in Devon Glen Neighborhood; provided, however, the expense of maintaining the storm water detention pond located at the intersection of Old Hickory Boulevard and Devon Valley Drive in

the Open Space designated on the Plat of Devon Glen Phase I shall be a common expense of the Devon Hills Community Association, Inc.

4. Declarant hereby subjects the property described on Exhibit A to the following additional covenants and restrictions:

(a) Detached Single Family Residences. No structure shall be erected or placed on any lot except detached single family residences and related structures approved by the New Construction Committee established pursuant to the Declaration.

(b) Dwelling Sizes. Any residence erected on any lot shall have no less than a two-car garage and a minimum living area as follows:

(i) The ground floor area of any one-level dwelling shall contain no less than 1,200 square feet, exclusive of unenclosed porches, patios, breezeways and garages.

(ii) Any other type home shall be a minimum of 1,200 square feet exclusive of the garage.

(iii) Finished basement areas, garages and open porches are not included in computing floor areas.

(c) Exterior Building Materials. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed to the exterior above grade level. The New Construction Committee shall have the right to approve in writing the use of all exterior building materials that are deemed to be attractive.

(d) Landscaping. After the construction of a residence, the lot Owner shall immediately: (i) Grade and seed that portion of the lot between the front and street and

between the side walls of the residence and the pavement of any abutting streets; (ii) Install foundation landscaping in keeping with the character of the surrounding lots; (iii) Install a gas light at the sidewalk at a location approved by the New Construction Committee; and (iv) Install a concrete sidewalk across the common area in front of such Owner's lot and parallel to the street curb, which sidewalk shall be of a broom finish, four (4) inches thick, three (3) feet wide, and with expansion joints each five (5) feet. The sidewalks shall be designed and built so that a grass buffer two (2) feet in width shall exist between the back edge of the curb and the front edge of the sidewalk in all cases except where sidewalks intersect curbs perpendicularly. On corner lots such sidewalk shall be built along each street as set out above. Each lot Owner shall construct concrete driveways with concrete aprons on such Owner's lot within thirty (30) days after completion of a single family dwelling.

(e) Requirements for Construction of Single Family Residences. The construction of single family residences must meet the following additional requirements:

- (i) All driveways and turnarounds shall be constructed of exposed brown, gray aggregate or broom finish concrete;
- (ii) All roof systems must be a minimum of 8/12 pitch with the exception of 1-1/2 story structures on the rear;
- (iii) All roof colors shall be Owens Corning Weathered Wood or approved variations thereof;
- (iv) All exterior paint and brick colors must be approved by the New Construction Committee;

(v) No window or wall air conditioning units shall be permitted unless approved by the New Construction Committee;

(vi) No metal or vinyl windows or doors shall be permitted without prior written approval by the New Construction Committee.

(f) Trees and Shrubs. No tree, over 6" in size, may be removed by any Owner without the approval of the New Construction Committee.

5. In addition to the above covenants and restrictions, the covenants and use restrictions of the Declaration, including the restrictions and design and development guidelines adopted by the New Construction Committee and set forth in the latest revised version of the Devon Hills Community Development Code ("DHCDC"), shall remain in full force and effect with respect to the real property described in Exhibit A.

6. The covenants and restrictions of this Seventh Subsequent Amendment shall run with and bind only the real property described in Exhibit A and shall inure to the benefit of and shall be enforceable by the Devon Hills Community Association, Inc. or the Owner of any real property described on Exhibit A attached hereto, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Seventh Subsequent Amendment 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 of the real property described on Exhibit A, 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 Seventh Subsequent Amendment shall be modified or terminated as therein specified.

IN WITNESS WHEREOF, this Amendment is adopted by the Declarant effective as of the date first written above.

M.M.E. LIMITED PARTNERSHIP

BY: W. H. Eason, Jr.

TITLE: Operating Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. H. Eason, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Operating Manager of M.M.E. Limited Partnership, the within named bargainer, a limited partnership, and that he as such Operating Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Operating Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of October, 1994.

Stephen C Baker
NOTARY PUBLIC

My Commission Expires: 9/16/95



EXHIBIT A

Tract I

Land in Davidson County, Tennessee, being Lot Nos. 11 through 29, inclusive, and all Open Space as shown on the Final Plat of Devon Glen, Phase II, of record in Book 7900 page 562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said land.

Tract II

Land in Davidson County, Tennessee, being Lot Nos. 77 through 83, inclusive, and all Open Space as shown on the Final Plat of Devon Glen, Phase III, of record in Book 7900 page 663, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said land.

99570

IDENTIF. ↑ REFERENCE

94 OCT 13 PM 2:18

FELIX Z. HULL REGISTER
DAVIDSON COUNTY, TN.

1004DDFB
14101912

7810 10/13 0101 03CHECK

28-00

QUIT CLAIM DEED

9618 PG 880

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Devon Hills Limited Partnership

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO,

Devon Hills Homeowners Association

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Exhibit "A" attached hereto and made a part hereof for legal description.

95 MAR 15 AM 11:17
CLERK OF THE COUNTY CLERK
DAVIDSON COUNTY, TN.

IDENTIFY & REFERENCE

42109

Witness my hand(s) and seal this 6th day of March, 1995.

Clm Corporation, GP.
By: Thomas F. Corcoran, Pres.
Thomas Corcoran,
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Thomas Corcoran, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained, and who further acknowledged himself to be the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

My commission expires:
5/24/97

Rebecca A. Jimpley
Notary Public

Address of new owner:
Devon Hills Homeowners Association
Morris Property Management
413 Welshwood Drive
Nashville, TN 37211
This is un improved property.

Send tax bills to:
OWNER

BOOK 9618 PG 881

Map & Parcel No(s): 142-16-D 288 and 142-16-F Par.288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer
is \$0.00.

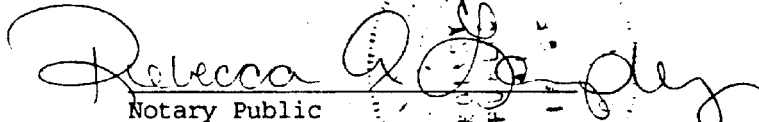


Affiant

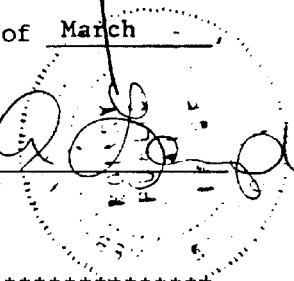
Subscribed and sworn to before me, this the 6th day of March,
1995.

My Commission Expires:

5/24/97



Notary Public



Prepared by:
Southeast Title of Tennessee, Inc.
2000 Richard Jones Rd. #110
Nashville, TN 37215

EXHIBIT "A"

Being a tract of land located in the Second Civil District of Nashville, Davidson County, Tennessee and being a part of Devon Hills, as of record in Plat Book 6900, page 398, and being bounded on the west by the east right of way line of Old Hickory Boulevard, on the north by Bellevue Valley Plaza, recorded in Deed Book 6250, page 271, William W. Hick, et ux, recorded in Deed Book 6093, page 451, Joyce B. Hobbs, recorded in Deed Book 6207, page 148, and N. P. Wells, et ux, recorded in Deed Book 6614, page 6, and on the south by Devon Hills, Devon Valley, recorded in Plat Book 7900, pages 563 & 458, and Devon Glenn, recorded in Plat Book 7900, pages 562 & 457, and being more particularly described as follows:

Beginning at a point in the east right of way line of Old Hickory Boulevard, said point being the common corner of Devon Hills and Bellevue Valley Plaza;

Thence with the south line of Bellevue Valley Plaza:

N 60 deg. 38' 49" E, 213.32 feet to an iron pin;
 N 54 deg. 48' 42" E, 320.50 feet to an iron pin;
 N 56 deg. 03' 42" E, 305.92 feet to an iron pin, the common corner of Bellevue Valley Plaza and Hick:

Thence with the south line of Hick, N 71 deg. 27' 43" E, 137.28 feet to an iron pin;

Thence S 83 deg. 26' 06" E, 661.50 feet, passing the common corner of Hick and Hobbs at 312.45 feet, to an iron pin;

Thence with the south line of Hobbs:

N 75 deg. 48' 25" E, 658.55 feet to an iron pin;
 S 56 deg. 32' 07" E, 403.65 feet to an iron pin, the common corner of Hobbs and Wells;

Thence with the south line of Wells, S 56 deg. 03' 12" E, 363.52 feet to an iron pin;

Thence leaving the south line of Wells, with a severance line across Devon Hills, S 84 deg. 18' 45" W, 674.27 feet to an iron pin, the northeast corner of Devon Valley Phase II;

Thence with Devon Valley Phase II:

N 59 deg. 16' 04" W, 382.49 feet to a point;
 S 35 deg. 57' 51" W, 450.07 feet to a point;
 S 32 deg. 50' 00" W, 263.81 feet to a point, the common corner of Devon Valley Phase II and Devon Valley Phase I;

Thence with Devon Valley Phase I:

S 32 deg. 50' 00" W, 136.95 feet to a point;
S 71 deg. 05' 44" W, 155.61 feet to a point;
S 52 deg. 35' 24" W, 192.77 feet to a point, the common corner of Devon Valley Phase I and Devon Glenn Phase I;

Thence with Devon Glenn Phase I, N 62 deg. 34' 44" W, 190.02 feet to a point, the common corner of Devon Glenn Phase I and Devon Glenn Phase II;

Thence with Devon Glenn Phase II:

N 30 deg. 42' 51" E, 275.28 feet to a point;
N 32 deg. 57' 20" E, 246.72 feet to a point;
N 59 deg. 11' 40" W, 404.15 feet to a point;
S 31 deg. 53' 41" W, 304.07 feet to a point;
S 28 deg. 23' 01" W, 206.69 feet to a point;
S 80 deg. 45' 21" W, 185.90 feet to a point;
S 31 deg. 42' 02" W, 253.67 feet to a point in the east right of way line of Old Hickory Boulevard;

Thence leaving Devon Glenn Phase II, with the east right of way line of Old Hickory Boulevard N 61 deg. 25' 45" W, 105.50 feet to a point;

Thence with a curve to the right, the radius of which is 760.00 feet, the central angle of which is 31 deg. 04' 20", the chord of which is N 45 deg. 53' 35" W, 407.13 feet, along an arc length of 412.16 feet to a point;

Thence N 30 deg. 20' 40" W, 47.67 feet to the point of beginning containing 1,365,708 square feet or 31.352 acres, more or less.

Being part of the same property conveyed to Devon Hills Partners, L.P., a Tennessee limited partnership by Quitclaim Deed of record in Book 8504, page 466, Register's Office for said County.

0461 03/15 0101 03CHECK

16.00

This instrument prepared by:
Robert J. Notestine III
Attorney at Law
104 Woodmont Blvd., Suite 115
Nashville, TN 37205

BOOK 10692 PG 750

**EIGHTH AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR DEVON HILLS**

This Eighth Amendment is made this 17th day of November, 1997 by Members (the Members) of the DEVON HILLS COMMUNITY ASSOCIATION, INC. (the Association) pursuant to Article XIII, Section 2 of the Declaration of Covenants, Conditions, and Restrictions for Devon Hills (the Declaration).

WITNESSETH:

WHEREAS, the Declaration provides certain procedures for the nomination and electing of Directors to Serve on the Board of Directors of the Association; and

WHEREAS, as the Association has grown, such procedures have proven to be cumbersome and inefficient; and

WHEREAS, the Members desire to provide for more efficient and orderly operation of the Association.

NOW, THEREFORE, pursuant to Article XIII, Section 2 of Declaration, the Declare is amended as follows:

1. Article I, Section 9 is amended by deleting the last phrase "as more particularly described in Article III, Section 3(b) of this Declaration", and by adding a period after the word directors.

2. Article I, Section 17, is amended to delete the last sentence beginning in line thirteen with the words "Where the context permits....."

3. Article I, Section 25, is hereby deleted in its entirety and is replaced with the following provision:

Section 25 "Voting Member" shall mean and refer to the persons authorized to exercise the right to cast the vote for each Unit in all elections held by the Association.

4. Article III, Section 3 is amended to delete any references to a Neighborhood Association and/or Committee.

5. Article III, Section 3(a), first paragraph to is amended by deleting the last seven (7) lines beginning with the phrase "The senior elected officer....."

6. Article III, Section 3(b), first paragraph entitled Electoral Districts is deleted in its entirety, except for the last sentence of paragraph on which shall remain unchanged.

7. Article V is amended to delete any reference to Neighborhood Association and/or Committee.

8. Article IX, Section 5 is deleted in its entirety and Section 6 is hereby renumbered as Section 5.

9. Article X, Section 2 (b). Any reference to Neighborhood Association and/or Committee is deleted and any function of such neighborhood association or committee is hereby deleted.

The undersigned officers and Directors of the Association have executed this instrument hereinbelow both to consent to these amendments and to affirm that the requisite seventy-five (75%) percent of the Members representing the total votes of the Association have approval in writing of

these amendments. Further, they have executed this instrument to acknowledge and certify that written evidence of the affirmative vote of the Members is filed in the office of the Association.

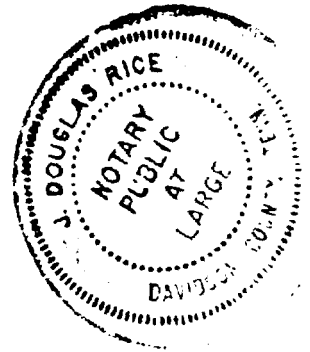
Executed by the undersigned on the date and day first above shown.

Mary E. Hart
Newman L. Davis
Kay B. Campbell
Mandy Buzin
Mike W. Cooper
John Johnson

see "Ch 1" MCL

Sworn to and subscribed before me this 17TH day of NOVEMBER, 1997.

J. Douglas Rice
Notary Public



My Commission Expires: _____ My Commission Expires JULY 28, 2001

0372301
IDENTIFICATION
97 NOV 21 PM 1:14
DAVIDSON, NC
DAVIDSON, NC

0956 11/21 0101 03CHECK 12.00

0372302

2 e B

IDENTICAL REFERENCE

This instrument prepared by:
Robert J. Notestine III
Attorney at Law
104 Woodmont Blvd., Suite 115
Nashville, TN 37205

97 NOV 21 PM 1:14
RECORDS & CLERK
DAVIDSON COUNTY, TN. BOOK 10692 PG 753

**FIRST AMENDMENT TO THE BY-LAWS OF
DEVON HILLS COMMUNITY ASSOCIATION, INC.**

This First Amendment is made this 17th day of November, 1997 by
Members (the Members) of the DEVON HILLS COMMUNITY ASSOCIATION, INC. (the
Association).

WITNESSETH:

WHEREAS, the By-Laws (the By-laws) of the Association were recorded in Book
7517, Page 347, Register's Office for Davidson County, Tennessee; and

WHEREAS, due to the growth in the Membership of the Association and the
Neighborhood it is necessary to amend the By-Laws to provide for the more efficient and orderly
operation of the Association.

NOW, THEREFORE, pursuant to Article VII, Section 6 of the Bylaws, the By-laws
are amended as follows:

1. Article II, Section 9 is amended to delete the existing sentence and replace it
by the following sentence: "Voting Members may vote by proxy on forms duly authorized and
approved by the Board of Directors."
2. Article III, Section 5(c) shall be deleted in its entirety and shall be replaced by

the following provision.

“Section 5(c)”

Directors shall be elected by the Voting Members as follows:

(i) One Director shall be elected by Voting Members on at-large basis with all Voting Members being entitled to vote being able to cast a ballot for the persons seeking such office.

(ii) One Director shall be elected each for Devon Highlands - North Highlands and Devon Highlands - South Highlands. Two Directors shall be elected each for Devon Valley and Devon Glen. Only the Members residing in each neighborhood may vote for candidates running for a Director's position representing a specific neighborhood.

(iii) All Directors shall serve for a term of two (2) years except for the Devon Highlands-South Highlands Director and for two Directors, one each from Devon Valley and one from Devon Glen elected at the 1997 annual meeting. In that year only, the Devon Highlands-South Highlands Director elected at the annual meeting and the Directors elected from Devon Valley and Devon Glen receiving the lowest vote totals shall have a one (1) year term with all other Directors elected in the 1997 election to have a two (2) year term. Thereafter, each Director elected shall serve for a two (2) year term unless they resign or are removed as is otherwise provided in the By-laws. Members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association. Directors may be elected to serve any number of consecutive terms.

The undersigned officers and Directors of the Association have executed this instrument hereinbelow both to consent to these amendments and to affirm that the requisite seventy-five (75%) percent of the Members representing the total votes of the Association have approved these amendments in writing. Further, they have executed this instrument to acknowledge and certify that written evidence of the affirmative vote of the Members is on file and available for inspection in the

office of the Association.

BOOK 10692 PG 755

Executed by the undersigned on the date and day first above shown.

Norman L. Davis

Joe "Big" McCallister

Mary E. Holt

Kay B. Campbell

Marilyn Boyer

[Signature]

[Signature]

Sworn to and subscribed before me this 17TH day of NOVEMBER, 1997.

J. Douglas Rice
Notary Public

My Commission Expires JULY 28, 2001

My Commission Expires: _____



0957 11/21 0101 03CHECK

12.00

NEW CONSTRUCTION AND MODIFICATIONS COMMITTEE PROCEDURES

STATEMENT OF PURPOSE

The association or any homeowner planning to change the outward appearance of any individual or common property in Devon Hills shall present plans and materials as required to determine the compatibility with the existing neighborhood environment prior to start of construction activity. This includes all exterior surfaces and spaces or interiors so far as the change can be readily visible from any street or adjoining property.

The New Construction and Modifications Committee ("NCMC" or "committee") exists as a service of cooperation to protect the property values for all homeowners in Devon Hills by disallowing new construction or modifications that detract from the overall neighborhood aesthetic. The NCMC's interest in reviewing site and building designs is to assure that a high level of quality of compatible development is consistently achieved.

APPROVAL PROCEDURE

Allow ample time for committee review and for resubmittal as necessary for approval.

1. Prior to starting work, submit two sets of construction documents to the committee with a cover letter describing the proposed work. All plans shall be neatly drawn to scale, fully noted to describe materials and scope of work, and each set shall include as applicable:
 - Site plans, showing building location, property lines, setbacks, buffers, site drainage, fences and other improvements.
 - Floor plans
 - Elevations
 - Actual material color samples
2. The committee will review all proposals within ten working days and forward its recommendation to the Board for final approval. One set of construction documents will be retained in the committee's files and one set will be returned.
3. The committee will either approve the plans in writing, or provide a written description of the reasons for disapproval. Should plans be disapproved, the appropriate changes must be made to the plans, and the plans resubmitted as before.
4. All plans requiring submittal to the Metro Building and Codes department shall have committee approval prior to submitting to that agency. The committee makes no determination about requirements for Metro approval.

5. Once the plans are approved, work may commence at any time within one year of approval. Work not begun after one year shall no longer be approved.
6. The opinion of the committee and the Board is final. Work in place that does not have approval of the committee is in violation of the Declaration of Covenants, Conditions, and Restrictions that all homeowners and the board have signed agreement to. The Homeowner's Association has the right to enter the property in violation, make the necessary corrections, and make an assessment to the homeowner as necessary to assure that expenses are paid.

AESTHETICS

The Board has sole discretion as to the appropriateness of any proposed new construction or modification. The Board reserves full and final authority on the determination of appropriate aesthetic effect or impact on the neighborhood.

INTERPRETATIONS AND WAIVERS

When questions of judgment or interpretation arise, the decision of the Board shall be final.

The Board shall have the right to waive minor violations and allow minor variances where the same resulted unintentionally or without gross carelessness on the part of the owner and are not materially harmful to the properties. If such waiver is granted in writing, such matters so waived shall no longer be deemed a violation by the NCMC or the Board. The fact that a variance is granted shall not be considered as approval for future similar variances and the standards shall remain in full force and effect.

DISCLAIMER

The approval of the NCMC of a plan or completed improvement is not intended to be an approval of the structural stability, integrity or design of the improvement or of the safety of any component therein but is required solely for the purpose of ensuring compliance with the Declaration of Covenants, Conditions and Restrictions for Devon Hills and the Devon Hills Community Development Code, and to insure the harmonious and orderly development and improvement of the properties.

Notice is hereby given to any future occupant of any such completed improvement and all invitees, guests or other persons who from time to time enter or go on or about such completed improvements that no permission or approval granted by the NCMC with respect to construction shall constitute or be construed as an approval granted by the NCMC of the structural stability, integrity or design of the improvement or of the safety of any component therein, and no liability shall accrue to the NCMC or the Association in the event that any such design or construction shall subsequently prove to be defective.

CORRECTION OF UNAPPROVED NEW CONSTRUCTION OR MODIFICATIONS

Should the owner fail to complete the construction according to the approved plans, or fail to maintain the improvements on his lot in a manner satisfactory to the standards set forth by the Declaration of Covenants, Conditions and Restrictions for Devon Hills, the Devon Hills Community Development Code or the NCMC, the Association may, after giving twenty days notice in writing to the owner and in the event of continued failure to commence the satisfactory correction of the matters in issue, enter upon the owners lot and complete, repair, maintain or restore the exterior of the improvements erected thereon. The cost of such corrections shall become part of the assessment to which such lot is subject, and the owner shall be personally liable for such costs as with other assessments.

SPIRIT OF COOPERATION

All homeowners should ponder the benefit of following these procedures. The Association is prepared to swiftly act on the occasion that a homeowner proceeds with new construction or modifications that are not approved. The Board will be in charge of handling homeowner complaints.

Should any homeowner be aware of an intolerable non-complying situation, please notify the management company or any board member.

DEVON HILLS COMMUNITY DEVELOPMENT CODE STANDARDS

Definitions

- 1) Approval or Approved: Written permission from the NCMC or Board to proceed with construction activity in accordance with plans reviewed by them.
- 2) Common Property or Common Area: Association owned property created by the Planned Unit Development belonging to the entire neighborhood and controlled by the Board.
- 3) Shall: Indicates a requirement enforceable by the Board.

Standards for Common Properties

- 1) Common Properties: Common properties shall not be modified in any way without approval. Only the Board shall be permitted to modify common areas.
 - Trees, shrubs or other vegetation shall not be removed from any common property without approval.
 - Individual property owners shall not extend their yards into the common areas either by clearing or fencing.
 - Individual property owners shall not store any possessions or install any modifications in common areas.

Standards for Individual Properties

- 1) Building Design: Design and aesthetic appearances shall be approved.
 - Basic harmony shall prevail within each neighborhood such that no structure will detract from the overall neighborhood aesthetic and environment.
 - Colors, materials, finishes and building forms shall be sensitively integrated with the particular landscape and topographical character of each site.
 - Finish grades and elevations shall be compatible with neighboring sites, particularly with regard for drainage and views.
 - Architectural design shall be compatible with neighborhood.
 - Massing of building forms shall be balanced and aesthetically pleasing.
 - Form, color and materials shall be appropriate for architectural design.
 - Windows and doors shall have size, quantity and location to assure aesthetically pleasing character .
 - Window frames shall be wood or vinyl. Colors shall be harmonious with the exterior colors of the neighborhood.
 - Window draperies, blinds or treatments visible from the exterior shall have colors harmonious with the neighborhood.

- Additional windows, platforms, etc. that may invade the privacy of adjacent dwellings shall not be permitted.
 - Roofs shall be proportioned consistent with architectural style. Flat roofs shall not be permitted. The main roof slope shall have an 8:12 pitch or greater.
 - Roof objects (vents, fans, skylights, equipment, etc.) shall be located on rear of roof as much as practicable or on side of roof.
 - Roof objects shall not extend above ridges or peaks.
 - Roofing shingles shall be gray in color, consistent with neighborhood.
 - Guttering and downspouts shall be installed on all houses. Downspout discharge shall be controlled on site. Existing homes originally built without gutters shall not be required to have gutters and downspouts.
 - Second or third story additions shall not be permitted.
 - Mechanical, electrical and electronic equipment serving an individual home shall be located behind the front building line of the primary structure, shall be properly housed and screened or landscaped to blend with the site and house.
 - Window or wall air conditioners shall not be permitted except in the bonus room over a garage if the air conditioner is not visible from any street.
- 2) Exterior Materials on Homes: Changes to or new exterior materials, finishes and colors shall not be permitted without approval.
- Exterior materials of all structures shall extend to ground level.
 - Fronts and side facades of homes shall be brick, stone, exterior insulation and finish system (Dryvit is one manufacturer), or a combination of the same. Homes in Devon Valley may have vinyl siding on the side facades.
 - Rear facades of homes may either match the front or be constructed of wood, aluminum or vinyl lap siding.
 - Exposed concrete, concrete masonry units, metal panels, or simulated brick or stone shall not be permitted.
 - Decks shall be wood of standard construction.
 - Patios may be paved with any approved material.
- 3) Garages: Garages shall not be modified or constructed without approval.
- Detached garages shall not be permitted.
 - Garages shall not face the street, except in the Devon Glen and Devon Valley neighborhoods.
 - Garages shall not be converted for living spaces or used for purposes other than storage of vehicles or other normal residential use.
- 4) Out Buildings: Out buildings, other than small dog houses, shall not be permitted.
- Tree houses shall not be permitted.
 - Kennels shall not be permitted.
- 5) Sheds, Trailers and Temporary Structures: Sheds, barns, shacks, trailers, motor homes or similar permanent or temporary structures shall not be permitted.
- 6) Energy Conservation Equipment: Solar energy, wind energy or other energy conservation apparatus shall not be permitted without approval.
- Apparatus shall be constructed or installed as an integral and harmonious part of the architectural and aesthetic design of the structure for which it serves.

- 7) Subdivision of Unit: Subdividing homes or changing boundary lines shall not be permitted without approval. Any such changes shall be subject to local codes and zoning regulations.
- 8) Site Design: Site design shall be approved.
 - Structures, walls, fences, hedge rows over four feet, berms or similar separating devices shall not be permitted between the front building line of any lot and the street.
- 9) Mailboxes: Mailboxes, newspaper boxes and similar devices shall not be permitted without approval.
 - Boxes shall be mounted in an architectural pillar constructed of material that matches the front of the home it serves, and shall be compatible in scale and character to others in the neighborhood.
 - Mailboxes shall be United States Postal Service approved.
- 10) Sculpture and Similar Items: Exterior sculpture, fountains, flags, decorations and similar items shall not be permitted without approval.
 - Items shall respect the scale, character, color and design of the surrounding homes and environment.

Exception: American flags shall be permitted without prior approval as long as the standards are not violated.
- 11) Lighting: Exterior light fixtures and lighting designs shall not be permitted without approval.
 - Exterior lights shall not be directed onto adjacent property or streets.
 - Facade illumination should not be obstructed by landscaping.

Exception: Seasonal Christmas/Hanukkah lighting is excluded. The Christmas/Hanukkah season is from November through January.
- 12) Utility Lines: Above ground utility lines, wires, pipes or similar conveyances shall not be permitted, except as required temporarily for construction of an approved project.
- 13) Reception or Transmission Devices: Exterior antennas, aerials, satellite dishes or other similar apparatus shall not be permitted without approval.
 - Satellite dishes over two feet diameter shall not be allowed.
 - Satellite dishes shall be placed between the main building rear facade and the rear property line.
 - Antennas shall be located in the attic.
- 14) Clotheslines: Clotheslines shall not be permitted.
- 15) Garbage Can Enclosures: Enclosures or screens other than landscaping shall not be permitted without approval.
 - Garbage cans shall be screened from view of neighboring homes, yards and streets.
- 16) Pools: Above ground pools shall not be permitted. Below ground pools shall not be permitted without approval.
 - Pools shall be subject to codes and zoning regulations.
 - Pools shall be located in rear yards only.
- 17) Landscaping: Written approval is required before removing any trees or cropping any trees. Landscaping shall be approved.
 - Planting or clearing in common areas by individual lot owners shall not be permitted or tolerated.

- Planting theme shall reinforce the natural character of the wooded and meadow quality of the surroundings. Landscaping shall be provided to compliment the architectural character of buildings on site in form, location and scale.
- Mature vegetation shall, whenever practicable, be saved to give the neighborhood an established feeling.
- Appropriate construction procedures shall be followed to protect and preserve desirable trees, shrubs or other landscaping that exists on a site or an adjacent property.
- Disturbed ground areas at a construction site shall be seeded and strawed, sodded, or covered with plants in a suitable mulch bed.
- Landscaping shall be installed within ninety days of substantial completion of the building project.
- Exterior artificial vegetation shall not be permitted.

Exceptions: The following landscaping shall be permitted without prior approval as long as the standards are not violated.

- Planting of individual or small clusters of trees, shrubs or flowers that is similar to other approved vegetation of the neighborhood and that does not exceed 25 percent of the front yard area.
 - Planting of flower and vegetable gardens in the rear yard.
 - Maintenance of foundation shrubbery.
- 18) Irrigation: Sprinkler or irrigation systems that draw water from creeks, drainage ways or ponds shall not be permitted. Systems that utilize domestic water shall be subject to approval.
- Water shall not be directed or drain onto adjacent properties, walkways or streets.
- 19) Drainage: Alteration of existing drainage ways shall not be permitted without approval.
- Erosion shall not be permitted.
- 20) Fences: Fences shall not be permitted without approval.
- Design shall be double faced, or if single faced, the finished side shall face outward towards adjacent property, walkways and streets.
 - Material shall be wood, and fence shall be maintained with stain or suitable finish to remain aesthetically pleasing.
- 21) Sight Distance at Intersections: Fences, walls or landscaping shall not be permitted where obstruction of safe visibility would occur at a street corner or curve.
- 22) Paving: Paving shall not be permitted without approval.
- Driveways and walks shall be surfaced with exposed aggregate concrete.
 - Curbs and streets are public and shall not be modified.
- 23) Storage: Exterior open storage shall not be permitted.
- 24) Drilling and Mining Operations: Drilling, mining, tunneling, pits or similar type activities shall not be permitted.
- 25) Objectionable Uses: Noxious or offensive activity shall not be permitted. Activities shall not cause embarrassment, discomfort, annoyance or nuisance.
- Plants, animals or devices of any sort whose normal activities or existence is in any way noxious, noisy, dangerous, unsightly, unpleasant or of a nature that may diminish or destroy the enjoyment of other properties shall not be permitted.

26) Signs: Signs shall not be permitted without approval.

- Signs shall be restricted to the minimum number and size necessary, shall be visually unobtrusive and consistent with other signs in the neighborhood in format, lettering and coloring.
- One sign maximum allowed per parcel, in addition to address and security sign.
- One sign maximum allowed per neighborhood entrance feature at the intersection with Old Hickory Boulevard.
- No sign lighting is permitted except for neighborhood entrance features. The source of illumination shall be concealed from direct view. Backlighting shall not be permitted.
- No moving or flashing signs permitted.
- Signs other than address numerals shall not be permitted on buildings.

Exceptions: The following signs shall be permitted without prior approval as long as the standards are not violated.

- Temporary signs advertising sale of property shall be limited to five square feet, three feet maximum height above ground and shall be located only on the property for sale. Sale signs shall be removed no more than ten days after closing the sale of the property.
- Temporary signs advertising yard sales, garage sales or similar events shall be limited to five square feet, three feet maximum in height above ground and may be located at the entrance feature and on the property where the sale occurs only during the hours that the sale is open.
- Political signs during election periods shall be limited to five square feet, three feet maximum in height above ground and shall be located on the owner's property. Political signs shall be removed no more than two days after election day.
- Security alarm signs shall be mounted low to the ground in a landscaped area near the building.
- Address signs shall be four inches high, either black or brass mounted to either the mailbox or the front door of the home. Painted addresses on curbs shall not be approved. Existing painted signs may remain, but shall not be repainted.

27) Timely Completion: Once begun, any construction project shall be diligently pursued to the end, and shall not be suspended any longer than reasonably necessary.

28) Maintenance: All existing construction and improvements shall be maintained by the owner in a condition meeting the aesthetic standards of the Board.

End of Procedures and Standards

NEW CONSTRUCTION AND MODIFICATIONS COMMITTEE

August 24, 1996

To: All Homeowners

Re: Devon Hills Community Development Code

Dear Homeowner:

Under the direction of the Devon Hills Community Association, Inc. Board of Directors, the New Construction and Modifications Committee has worked to simplify and consolidate the Devon Hills Community Development Code. The Code has been in effect since creation of the Association, with some modifications subsequently approved by the Board.

The enclosed copy represents the current edition of the Code, and this edition is to be used by each homeowner who plans to modify or reconstruct their property in any of the ways covered by the Code. Please read the Code again and be aware of the procedures and limitations, then save it for future reference.

UNDER NO CIRCUMSTANCE IS ANY HOMEOWNER ALLOWED TO MODIFY COMMON PROPERTY, INCLUDING THE BUFFER ZONES BEHIND EACH LOT OR EASEMENTS BETWEEN LOTS.

Deliver plans for modifications to the Chairman of the New Construction and Modifications Committee, 2712 North Highlands Drive. You must receive written Board approval prior to starting work. All homeowners are encouraged to abide by this Code, since it is designed to prevent conditions that tend to reduce the beauty, enjoyment or value of all neighborhood properties.

Sincerely,

David R. Carter, Chairman
New Construction and Modifications Committee

Enclosed: Committee Roster
Code Procedures and Standards