

WC Deed bk. 211 - p. 906
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BYLAWS
OF
FOXBOROUGH SQUARE HOMEOWNERS ASSOCIATION
SECTION II-A
Brentwood, Williamson County, Tennessee

ARTICLE I
FORM OF DWELLING ADMINISTRATION

SECTION 1. Dwelling Unit Ownership. The property located at near the west side of Granny White Pike and its intersection with Murray Lane, in the city of Brentwood, Williamson County, Tennessee, has been submitted to the provisions of Chapter 27 of Title 64 of Tennessee Code Annotated by a Master Deed recorded in the Register's Office of Williamson County, Tennessee, simultaneously herewith, to which these Bylaws are appended to and recorded with, and shall hereinafter be known as FOXBOROUGH SQUARE HOMEOWNERS ASSOCIATION (SECTION TWO) (hereinafter called the "Association").

SECTION 2. Applicability of Bylaws. The provisions of these Bylaws are applicable to the property of the Association and to the use and occupancy thereof. The term "property" as used herein, shall include all casements, rights and appurtenances and structures thereon, and which are submitted to the provisions of said Chapter 27 of Title 64 of Tennessee Code Annotated.

SECTION 3. Application. These Bylaws and each change made in accordance herewith and pursuant to Tennessee Code Annotated Sections 64-2711 and 64-2712 are and shall be covenants running with each dwelling and binding on each successive co-owner, lessee or mortgagee of each dwelling in the Association. All present and future owners, mortgagees, lessees and occupants of dwellings and their employees, and any other persons who may use the facilities of the property in any manner are subject to these Bylaws, the Master Deed and the Rules and Regulations. The acceptance, whether from Developer or a co-owner, of a deed or conveyance, or mortgage, or the entering into of a lease with the developer or a co-owner, or the act of occupancy of a dwelling shall constitute a covenant and an agreement by the grantee, conveyee, mortgagee, lessee or occupant that these Bylaws, the Rules and Regulations and the provisions of the Master Deed, as they may be amended from time to time, are accepted, ratified, and will be complied with.

SECTION 4. Office. The office of the Association and of the Board of Managers shall be located at Mid-South Realty Company, P. O. Box 2568, in the city of Nashville, state of Tennessee 37219, County of Davidson, or at such other location as the Board of Managers may from time to time designate.

ARTICLE 11

BOARD OF MANAGERS

SECTION 1. Number and Qualifications. The affairs of the Association shall be governed by a Board of Managers. Until all of the dwellings shall have been initially sold by the Developer of the Association and shall have been paid for, or until forty-eight (48) months from the effective date hereof, whichever event occurs first, and thereafter until their successors shall have been elected by the co-owners, the initial Board of Managers shall consist of N. C. Dunn, Jr. or his successor as President of Bunn Construction Company, and two other co-owners designated by Developer.

~~and the other Members of the Board of Managers appointed by Developer shall each have one vote in determining matters by the Board of Managers. Thereafter the Board of Managers shall be composed of five persons, one of whom shall be designated by the Developer, one of whom shall be designated by the mortgagee with the largest aggregate dollar amount of first mortgages on the Association and three of whom shall be owners or spouses of owners of dwellings; or, in the case of partnership owners, shall be members or employees of such partnership; or, in the case of corporate owners, shall be officers, stockholders or employees of such corporations; or, employees of such fiduciaries.~~

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SECTION 2. Powers and Duties. The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things except as by law or by the Master Deed or by these Bylaws may not be delegated to the Board of Managers by the co-owners. Such powers and duties of the Board of Managers shall include, but shall not be limited to, the following:

- (a) Operation, care, upkeep and maintenance of the common elements.
- (b) Determination of the common expenses required for the affairs of the Association including, without limitation, the operation and maintenance of the property.
- (c) Collection of the common charges from the co-owners.
- (d) Employment and dismissal of the personnel necessary for the maintenance and operation of the common elements.
- (e) Adoption and amendments of rules and regulations covering the details of the operation and use of the property.
- (f) Opening of bank accounts on behalf of the Association and designating the signatories required therefor.
- (g) Purchasing or leasing or otherwise acquiring in the name of the Board of Managers, or its designee, corporate or otherwise, on behalf of all dwelling owners, dwellings offered for sale or lease or surrendered by their owners to the Board of Managers.
- (h) Purchasing of dwellings at foreclosure or other judicial sales in the name of the Board of Managers, or its designee corporate or otherwise, on behalf of all co-owners.
- (i) Selling, leasing, mortgaging, voting the votes appurtenant to (other than for the election of members of the Board of Managers), or otherwise dealing with dwellings acquired by and subleasing dwellings leased by the Board of Managers or its designee, corporate or otherwise, on behalf of all co-owners.

- (j) Organizing corporations to act as designers of the board of Managers in acquiring title to or leasing of dwelling on behalf of all co-owners.
- (k) Leasing of maids' rooms, laundry rooms, and granting of licenses for vending machines.
- (l) Obtaining of insurance for the property, including the apartments, pursuant to the provisions of Article V, Section 2 hereof.
- (m) Making of repairs, additions and improvements to or alterations of the property and repairs to and restoration of the property, in accordance with the other provisions of these Bylaws, after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

SECTION 3. Managing Agent and Manager. ✓ For a period of six (6) years after the Board of Managers has been completely elected by the co-owners, the Developer shall continue as managing agent and/or manager. Thereafter, the Board of Managers may employ for the Association a managing agent and/or a manager at a compensation established by the Board of Managers, to perform such duties and services as the Board of Managers shall authorize, including, but not limited to the duties listed in subdivisions (a), (c), (d), (k), (l), and (m) of Section 2 of this Article II. The Board of Managers may delegate to the manager or managing agent, all of the powers granted to the Board of Managers by these Bylaws other than the powers set forth in subdivisions (b), (e), (f), and (j) of Section 2 of this Article II. A member of the Board of Managers may be manager and/or managing agent.

SECTION 4. Election and Term of Office. ✓ At the first annual meeting of the co-owners occurring after the initial Board of Managers ceases to be the Board of Managers, the term of office of two members of the Board of Managers shall be fixed at three (3) years, the term of office of two members of the Board of Managers shall be fixed at two (2) years, and the term of office of one member of the Board of Managers shall be fixed at one (1) year. At the expiration of the initial term of office of each respective member of the Board of Managers, his successors shall be elected to serve for a term of three (3) years. The members of the Board of Managers shall hold office until their respective successors shall have been elected by the co-owners.

SECTION 5. Removal of Members of the Board of Managers. After the term of office of the initial Board of Managers shall have terminated, as provided in Section 1 of this Article II, at any regular or special meeting of the co-owners, any one or more of the members of the Board of Managers may be removed with or without cause by a majority of the co-owners and a successor may then and there or thereafter be elected to fill the vacancy thus created. Any member of the Board of Managers whose removal has been proposed to an assembly of co-owners shall be given an opportunity to be heard at the hearing.

SECTION 6. Vacancies. Vacancies in the Board of Managers caused by any reason other than the removal of a member thereof by the co-owners shall be filled by a vote of a majority of the remaining members at a special meeting of the Board of Managers held for that purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum, and each person so elected shall be a member of the Board of Managers for the remainder of the term of the member so removed and until a successor shall be elected at the next annual meeting of the co-owners.

SECTION 7. Organization Meeting. The first meeting of the members of the Board of Managers following the annual meeting of the co-owners shall be held within ten (10) days thereafter, at such time and place as shall be fixed by the co-owners at the meeting at which such Board

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of Managers shall have been elected, and no notice shall be necessary to the newly elected members of the Board of Managers in order legally to constitute such meeting, providing a majority of the whole Board of Managers shall be present thereat.

SECTION 8. Regular Meetings. Regular meetings of the Board of Managers may be held at such time and place as shall be determined from time to time by a majority of the members of the Board of Managers, but at least one such meeting shall be held during each fiscal year. Notice of regular meetings of the Board of Managers shall be given to each member of the Board of Managers, by mail or telegraph, at least three (3) days (excluding Saturdays, Sundays and bank holidays recognized in Nashville, Tennessee), prior to the day named for such meeting.

SECTION 9. Special Meetings. Special meetings of the Board of Managers may be called by the President on three (3) business days' notice to each member of the Board of Managers, given by mail or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Managers shall be called by the president or secretary in like manner and on like notice on the written request of at least three (3) members of the Board of Managers.

SECTION 10. Waiver of Notice. Any member of the Board of Managers may, at any time waive notice of any meeting of the Board of Managers in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Managers at any meeting of the Board or execution of the minutes thereof shall constitute a waiver of notice by him of the time and place thereof. If all the members of the Board of Managers are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

SECTION 11. Quorum of Board of Managers. At all meetings of the Board of Managers, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the members of the Board of Managers present at a meeting at which a quorum is present shall constitute the decision of the Board of Managers. If at any meeting of the Board of Managers there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called, may be transacted without further notice.

SECTION 12. Fidelity Bonds. The Board of Managers shall obtain adequate fidelity bonds for all officers and employees of the Association handling or responsible for Association funds. The premiums on such bonds shall constitute a common expense.

SECTION 13. Liability of the Board of Managers. The members of the Board of Managers shall not be liable to the co-owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The co-owners shall indemnify and hold harmless each of the members of the Board of Managers against all contractual liability to others arising out of contracts made by the Board of Managers on behalf of the Association unless any such contract shall have been made in bad faith or contrary to the provisions of the Master Deed or of these Bylaws. It is intended that the members of the Board of Managers shall have no personal liability with respect to any contract made by them on behalf of the Association. It is also intended that the liability of any co-owner arising out of any contract made by the Board of Managers or out of the aforesaid indemnity in favor of the members of the Board of Managers shall be limited to such proportion of the total liability thereunder, as his interest in the common elements bears to the interests of all the co-owners in the common elements. Every agreement made by the Board of Managers or by the managing agent or by the manager on behalf of the Association shall provide that

the members of the Board of Managers or the managing agent, or the manager, as the case may be, are acting only as agents for the council of co-owners and shall have no personal liability thereunder (except as co-owners), and that each co-owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his interest in the common elements bears to the interest of all co-owners in the common elements.

SECTION 14. Rules and Regulations. The rules and regulations attached to these Bylaws as Exhibit "1" shall be the rules and regulations relating to the use and occupancy until such time as a majority of the Board of Managers, pursuant to the power stated in Section 2(e) of Article II, hereof, shall amend them or adopt new ones.

SECTION 15. Proxy. The Board of Managers may meet by proxy provided at least a quorum sign the minutes of the meeting approving the actions reflected therein.

SECTION 16. Declaration of Default. Should a majority of the Board of Managers determine that any co-owner is in default in the performance of any co-owner's obligations contained in the Master Deed, these Bylaws, or if such co-owner should be in violation of any of the same or the Rules and Regulations established by the Board of Managers, or then the Secretary of the Board of Managers shall send written notice of such default to such co-owner and if such default is not cured to the satisfaction of such Secretary within a reasonable time (not in excess of two weeks from the date of sending notice, then the Secretary shall proceed to enforce the remedies given herein and by law.

SECTION 17. Developer as Manager. The Developer or its designee may be employed as Manager or Managing Agent, and as such, shall be entitled to any profit which it may earn from its management and operation of the Association, and no co-owner may question such profit.

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ARTICLE III

CO-OWNERS

SECTION 1. Annual Meetings. When all of the dwellings shall have been initially sold by the Developer and shall have been paid for or forty-eight (48) months from the effective date hereof, whichever event occurs first, the initial Board of Managers shall notify all co-owners and a meeting of the co-owners shall be held within thirty (30) days thereafter on a call issued by the President. Thereafter, the annual meetings of the co-owners shall be held on the 15th day of January of each succeeding year, unless such date shall occur on a Saturday or Sunday, in which event the meeting shall be held on the succeeding Monday. At such meetings, the members of the Board of Managers to be elected shall be elected by ballot of the co-owners in accordance with the requirements of Section 4 of Article II of these Bylaws. The co-owners may transact such other business at such meetings as may properly come before them.

SECTION 2. Place of Meetings. Meetings of the co-owners shall be held at the principal office of the Association or at such other suitable place convenient to the co-owners as may be designated by the Board of Managers.

SECTION 3. Special Meetings. It shall be the duty of the President to call a special meeting of the co-owners if so directed by resolution of the Board of Managers or upon a petition signed and presented to the Secretary by co-owners representing at least 25% of the total then existing apartments in the horizontal property regime. The notice of any special meeting shall state the 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 4. Notice of Meetings. It shall be the duty of the Secretary to mail a written notice of each annual or special meeting of the co-owners, at least ten but not more than twenty days prior to such meeting, stating the purpose thereof, as well as the time and place where it is to be held, to each co-owner of record, at the building or at such other address as such co-owner shall have designated by notice in writing to the Secretary. The mailing of such notice of meeting in the manner provided in this Section shall be considered service of notice.

SECTION 5. Adjournment of Meetings. If any meetings of co-owners cannot be held because a quorum has not attended, a majority of the co-owners who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time approved by a majority of those then present.

SECTION 6. Order of Business. The order of business at all meetings of the co-owners shall be as follows:

- (a) Roll call
- (b) Proof of notice of meeting
- (c) Reading of minutes of preceding meeting
- (d) Reports of officers
- (e) Report of Board of Managers
- (f) Reports of committees
- (g) Election of Inspectors of Elections (when so required)
- (h) Election of member of the Board of Managers (when so required)

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(i) Unfinished business

(j) New business

SECTION 7. Title to Dwellings. Title to dwellings may be taken in the name of an individual or in the names of two or more persons as tenants in common or as joint tenants or as tenants by the entirety or in the name of a corporation or partnership, or in the name of a fiduciary.

SECTION 8. Voting. The owner or owners of each dwelling, or some person designated by such owner or owners to act as proxy on his or their behalf and who need not be an owner, shall be entitled to cast the votes appurtenant to such dwelling at all meetings of co-owners. The designation of any such proxy shall be made in writing to the Secretary, and shall be revocable at any time by written notice to the Secretary by the co-owner or co-owners so designating. Any or all of such co-owners may be present at any meeting of the co-owners and (those constituting a group acting unanimously), may vote or take any other action as a co-owner either in person or by proxy. Each owner (including the Developer, if the Developer shall then own one or more dwellings) shall be entitled to cast one vote at all meetings of the co-owners for each dwelling owned. A fiduciary shall be the voting member with respect to any dwelling owned in a fiduciary capacity.

SECTION 9. Majority of Co-Owners. As used in these Bylaws the term "majority of co-owners" shall mean those co-owners present in person or by proxy and voting at any meeting of the co-owners determined in accordance with the provisions of Section 8 of this Article III.

SECTION 10. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy of co-owners representing 40% of the total then existing dwellings in the horizontal property regime shall constitute a quorum at all meetings of the co-owners.

SECTION 11. Majority Vote. The vote of a majority of the votes of the co-owners at a meeting at which a quorum shall be present shall be binding upon all co-owners for all purposes except where the laws of the State of Tennessee relating to horizontal property regimes the Master Deed or these Bylaws require a higher percentage vote or a different method of voting.

SECTION 12. Restriction on Purchase or Lease of Dwellings by Co-Owner and on Capital Improvements. While eight (8) or more dwellings are owned by the Developer without having been initially sold by him, no dwelling may be purchased or leased by or for the Council of Co-owners and no capital addition, extension, alteration, added improvement, modification or additional embellishment of the property shall be authorized or made by the Council of Co-owners, without the prior written consent of the Developer, unless, by the unanimous vote of the Co-owners other than the Developer, the Developer is excused and saved harmless from contributing to the purchase price or rental of such dwelling or to the cost of such capital addition, extension, alteration, added improvement, modification or additional embellishment or any related series thereof. Nothing in the preceding sentence shall be construed to exempt any co-owner, including Developer, from contributing pro rata toward the expenses of administration and of maintenance and repair of the general common elements, and, in the proper case, of the limited common elements of the building.

ARTICLE IV

OFFICERS

SECTION 1. Designation. The principal officers of the Dwelling shall be the President, the Secretary and the Treasurer, all of whom shall be elected by the Board of Managers. The Board of Managers may appoint a vice-president, an assistant treasurer, an assistant secretary, and such other officers as in its judgment may be necessary. The President, but no other officer, need be a member of the Board of Managers. The offices of Secretary and Treasurer may be held by the same person under the designation of Secretary-Treasurer.

SECTION 2. Election of Officers. The officers of the Association shall be elected annually by the Board of Managers at the first meeting of each fiscal year and shall hold office at the pleasure of the Board of Managers.

SECTION 3. Removal of Officers. Upon the affirmative vote of a majority of the members of the Board of Managers, any officer may be removed, either with or without cause, and his successor may be elected at any regular meeting of the Board of Managers, or at any special meeting of the Board of Managers called for such purpose.

SECTION 4. President. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the co-owners and of the Board of Managers. He shall have all of the powers and perform those duties vested in him by the Board of Managers.

SECTION 5. Vice-President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Managers shall appoint some other member of the Board of Managers to act in the place of the President, on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Managers or by the President.

SECTION 6. Secretary. The Secretary shall keep the minutes of all meetings of the Council of Co-owners and of the Board of Managers, he shall have charge of such books and papers as the Board of Managers may direct; and he shall perform such other duties as the Board of Managers shall impose upon him and such functions as are generally performed by a Secretary of a business organization.

SECTION 7. Treasurer. The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping in chronological order, full and accurate financial records and books of account showing all receipts and disbursements affecting the building, or buildings, if more than one, and their administration and specifying the maintenance and repair expenses of the common elements and any other expenses incurred and for the preparation of all required financial data. He shall be responsible for the deposit of all moneys and other valuable effects in the name of the Board of Managers, or the managing agent, in such depositories as may from time to time be designated by the Board of Managers, and he shall, in general perform all the duties incident to the office of Treasurer of a stock corporation and perform such other duties as the Board of Managers shall impose upon him, and such other functions as are generally performed by a Treasurer of a business organization.

SECTION 8. Agreements, Contracts, Deeds, Checks, Etc. All agreement contracts, deeds, leases, checks and other instruments of the Association shall be executed by any two officers of the Association or by such other person or persons as may be designated by the Board of Managers.

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ARTICLE V

OPERATION OF THE PROPERTY

SECTION 1. Determination of Common Expenses and Fixing of Common Charges. The Board of Managers shall from time to time, and at least annually, prepare a budget for the Association, determine the amount of the common charges payable by the co-owners to meet the expenses of administration and of maintenance and repair of the general common elements and, in the proper case, of the limited common elements of the property and any other expenses lawfully agreed upon; and the Board of Managers shall allocate and assess such common charges among the co-owners according to the relationship of their square feet of floor area to the total square feet of floor area in all dwellings as a general rule but the Board of Managers is not bound to make such allocation with respect to charges that would be unfairly allocated on such basis. The Board may determine different allocations. The allocations shall be applied uniformly to all owners of like situations. The common expenses shall include, among other things, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained by the Board of Managers pursuant to the provisions of Section 2 of this Article V and the fees and disbursements of the Insurance Trustee. The common expenses may also include such amounts as the Board of Managers may deem proper for the operation and maintenance of the property, including, without limitation, an amount for working capital of the Association, for a general operating reserve, for a reserve fund for replacements, and to make up any deficit in the common expenses for any prior year. The common charges may also include such amounts as may be required for the purchase or lease by the Board of Managers or its designee, corporate or otherwise, on behalf of all co-owners, of any dwelling whose owner has elected to sell or lease such dwelling or of any dwelling which is to be sold at a foreclosure or other judicial sale, as well as the assessed cost to the Board of Managers with regard to any utilities (including, but not limited to, gas, electricity, water, sewers and the like), or other services serving the property which are not separately charged or metered on the property. The Board of Managers shall advise all co-owners, promptly in writing, of the amount-of common charges payable by each of them, respectively, as determined by the Board of Managers, as aforesaid, and shall furnish copies of each budget on which such common charges are based, to all co-owners and their mortgagees.

SECTION 2. Insurance. The Board of Managers shall be required to obtain and maintain, to the extent obtainable, the following insurance: (1) replacement cost fire insurance with extended coverage, vandalism and malicious mischief endorsements, insuring the entire building (including all of the dwellings and the bathroom and kitchen fixtures, bathroom vanities and kitchen and bathroom cabinet work, parquet floors, ceramic tile bathroom flooring and vinyl kitchen floor covering initially installed therein and paid for by the original owner and builder of the buildings, but not necessarily including furniture, furnishings or other property supplied or installed by tenants or co-owners) together with all air-conditioning equipment and other service machinery contained therein and covering the interests of the Association the Board of Managers and the Council of Co-owners and their mortgagees, as their interest may appear, in an amount equal to the full replacement value of the buildings, without deduction for depreciation; each of such policies shall contain a Tennessee standard mortgagee clause in favor of each mortgagee of a dwelling which will provide that the loss, if any, thereunder shall be payable to such mortgagee as its interest may appear, subject however, to the loss payment provisions in favor of the Board of Managers and the Insurance Trustee hereinafter set forth; such insurance policies shall contain a standard deductible clause of not less than \$100.00 or more than \$1,000.00 for each occurrence; (2) rent insurance covering the rents of the apartments or other areas owned by the Council of Co-owners and which are rented, if any; (3) Workmen's Compensation insurance,

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if applicable; (4) boiler and machinery insurance, if applicable; (5) water damage; and (6) such other insurance as the Board of Managers may determine, including fidelity bonds (see Section 12 of Article II). All such policies shall provide that adjustments of loss shall be made by the Board of Managers with the approval of the Insurance Trustee, and that the net proceeds thereof, if \$20,000.00 or less, shall be payable to the Board of Managers and if more than \$20,000.00 the net proceeds shall be payable to the Insurance Trustee. All policies of physical damage insurance shall contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, and shall provide that such policies may not be cancelled or substantially modified without at least ten (10) days prior written notice to all of the insureds, including all mortgagees of dwellings. Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of dwellings at least ten (10) days prior to expiration of the then current policies.

The Board of Managers shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Board of Managers may from time to time determine, covering each member of the Board of Managers, the managing agent, the manager, and each co-owner. Such public liability coverage shall also cover cross liability claims of one insured against another.

Co-owners shall not be prohibited from carrying other insurance for their own benefit provided that all such policies shall contain waivers of subrogation and further provided that the liability of the carriers issuing insurance obtained by the Board of Managers shall not be affected or diminished by reason or any such additional insurance carried by any co-owner.

SECTION 3. Repair or Reconstruction after Fire or other Casualty. In the event of damage to or destruction of any building as a result of fire or other casualty (unless more than 2/3rds of all buildings require reconstruction, the Board of Managers shall, as it in its sole and absolute discretion determines and without intervention of any co-owner arrange for the prompt repair and restoration of the Building or Buildings (including any damaged dwellings and damaged kitchen and bathroom fixtures, bathroom vanities and kitchen and bathroom cabinet work, parquet floors, ceramic tile bathroom flooring and vinyl kitchen floor covering initially installed therein and paid for by the original owner and builder of the buildings, but not including any wall, ceiling or floor decorations or covering or other furniture, furnishings, fixtures or equipment installed by tenants or co-owners in the dwellings unless insurance thereof is specifically provided for in the insurance policy obtained by the Board of Managers) and the Board of Managers or the Insurance trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractor engaged in such repair and restoration in appropriate progress payments. Any cost of such repair and restoration in excess of the insurance proceeds shall constitute a common expense and the Board of Managers may assess all the co-owners directly affected by the damage for such deficit as part of the common charges.

In the event that a majority of the Board of Managers decides not to proceed with repair or restoration or if two-thirds or more of all buildings are destroyed the property shall be sold; in which event the net proceeds of sale, together with the net proceeds of insurance policies shall be divided by the Board of Managers or the Insurance Trustee, as the case may be, among all the co-owners in proportion to their respective common interests, after just paying out of the share of each co-owner the amount of any unpaid liens on his apartment, in the order of priority of such liens. If there shall have been a repair or restoration pursuant to the first paragraph of Section 3, and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration, then the excess of such insurance pro-

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ceeds shall be divided by the Board of Managers or the insurance trustee, as the case may be, among the co-owners in the same manner.

SECTION 4. Payment of Common Charges. All co-owners shall be obligated to pay the common charges assessed by the Board of Managers pursuant to the provisions of Section 1 of this Article V at such time or times as the Board of Managers shall determine. No co-owner shall be liable for the payment of any part of the common charges assessed against his dwelling subsequent to a sale, transfer or other conveyance by him (made in accordance with the provisions of Article VII of these By-laws) of such dwelling, together with the appurtenant interests, as defined in Section 3 of Article VII hereof. In addition, any co-owner may, subject to the terms and conditions specified in these Bylaws, provided that his dwelling is free and clear of liens and encumbrances other than a permissible first mortgage and the statutory lien for unpaid common charges, convey his dwelling, together with possession thereof and with the "Appurtenant Interests" to the Board of Managers, or its designee, corporate or otherwise, on behalf of the Council of Co-owners, and in such event be exempt from common charges thereafter assessed. A purchaser of a dwelling shall be liable for the payment of common charges assessed against such dwelling prior to the acquisition by him of such dwelling.

SECTION 5. Collection of Assessments. The Board of Managers shall assess common charges against the co-owners from time to time and at least annually and shall take prompt action to collect any common charge due from any co-owner which remains unpaid for more than thirty (30) days from the date of payment thereof.

SECTION 6. Default in Payment of Common Charges. In the event of default by any co-owner in paying to the Board of Managers the common charges as determined by the Board of Managers, such co-owner shall be obligated to pay interest at the maximum legal rate on such common charges from the due date thereof, together with all expenses, including attorney's fees, incurred by the Board of Managers in any proceeding brought to collect such unpaid common charges. The Board of Managers shall have the right and duty to attempt to recover such common charges, together with interest thereon, and the expenses of the proceeding, including attorney's fees, in an action to recover the same brought against such co-owner, or by foreclosure of the lien on such dwelling granted by Section 64-2716 of Tennessee Code Annotated, or both.

SECTION 7. Foreclosure of Liens for Unpaid Common Charges. In any action brought by the Board of Managers to foreclose a lien on a dwelling because of unpaid common charges, the co-owner shall be required to pay a reasonable rental but not less than \$25.00 per diem rent, from the date of the commencement of the foreclosure action for the use of his dwelling and the complainant in such foreclosure action shall be entitled to the appointment of a receiver to collect the same. The Board of Managers, acting on behalf of the Council of co-owners, shall have the power to purchase such dwelling unit at the foreclosure sale and to acquire, hold, lease, mortgage, vote the votes appurtenant to, convey or otherwise deal with the same. A suit to recover a money judgment for unpaid common charges shall be maintainable without foreclosing or waiving the lien securing the same.

SECTION 8. Statement of Common Charges. The Board of Managers shall promptly provide any co-owner so requesting the same in writing, with a written statement of all unpaid common charges due from such co-owner.

SECTION 9. Abatement and Injunction of Violations by Co-owners. The violation of any rule or regulation adopted by the Board of Managers, or the breach of any Bylaws contained herein, or the breach of any provision of the Master Deed shall give the Board of Managers the right, in addition to any other rights set forth in these Bylaws: (a) to enter the dwelling in which, or as to which such violation or breach exists and to summarily abate and remove, at the expense of the default-

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ing structure, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board of Managers shall not thereby be deemed guilty in any manner of trespass; or (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach.

SECTION 10. Maintenance and Repair. Except as provided in Section 3 hereof: (a) All maintenance or and repairs to any dwelling, structural or non-structural, ordinary or extra-ordinary, (other than maintenance of and repairs to any common elements contained therein, and not necessitated by the negligence, misuse or neglect of the owner of such dwelling), shall be made by the owner of such dwellings. Each co-owner shall be responsible for all damages to any and all other dwellings and/or to the common elements, that his failure so to maintain and repair his dwelling may engender. Each dwelling owner shall be under a duty to report to the Board of Managers any condition with regard to the common elements within or adjacent to his dwelling, which require maintenance or repair. The Board of Managers may make any repairs and maintain any co-owner's dwelling and charge the cost of the same to the affected co-owner or co-owners.

(b) All maintenance, repairs and replacements to the common elements, whether located inside or outside of the dwelling units, (unless necessitated by the negligence, misuse or neglect of a co-owner in which case such expense shall be charged to such co-owner), shall be made by the Board of Managers and be charged to all the co-owners as a common expense.

(c) All maintenance, repairs and replacements to any limited common elements (except terraces, storage areas and carports) identified on the plat of record or otherwise herein (other than maintenance of and repairs to any common elements contained therein, and not necessitated by the negligence, misuse or neglect of any owner of the abutting dwelling, or by any agent, invitee, contractor or guest of any such owner) shall be made by the Board of Managers and be charged to the co-owners who about such limited common element or who are directly affected by such limited common element, as a common expense allocable to such co-owners alone, unless already paid for by such affected co-owners.

SECTION 11. Terraces, Storage Areas and Carports. A Terrace, storage area and carport to which a dwelling has sole access, shall be for the exclusive use of the owner of said dwelling. The same shall be kept free and clean of snow, ice and any accumulation of water by the owner of such dwelling who shall also make all repairs thereto in accordance with Section 10 hereof.

SECTION 12. Restrictions on Use of Dwellings. In order to provide for congenial occupancy of the property and for the protection of the values of the dwellings, the use of the property shall be restricted to and shall be in accordance with the following provisions.

- (a) Each of the dwellings shall be used for single family residences only.
- (b) The common elements shall be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of dwellings.
- (c) No nuisances shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the property by its residents.
- (d) No immoral, improper, offensive, or unlawful use shall be made of the property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof, relating to any portion of the property, shall be com-

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plied with, by and at the sole expense of the respective co-owners or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the property.

(c) No portion of a dwelling (other than the entire dwelling) may be rented, and no transient tenants may be accommodated therein.

(f) No sale of any kind shall be conducted on the premises except to sell the personal effects of a deceased co-owner or tenant or his or her spouse; provided, however, that such permitted sale shall be conducted for no longer than two consecutive days and between the hours of 9:00 A.M. and 5:00 P.M.

SECTION 13. Additions, Alterations or Improvements by Board of Managers. Whenever in the judgment of the Board of Managers the common elements shall require additions, alterations or improvements, and the making of such additions, alterations or improvements, shall have been approved by a majority of the co-owners and the provisions of Section 12 of Article III hereof having been complied with, the Board of Managers shall proceed with such additions, alterations, or improvements and shall assess all co-owners for the cost thereof as a common charge.

SECTION 14. Additions, Alterations or Improvements by Co-owners. Any additions, alterations or improvement in or to his dwelling shall not be made by any co-owner without the prior written consent thereto of the Board of Managers. A lien for labor or materials shall attach to such co-owner's interest in the Association and not to the Association as a whole. The Board of Managers shall have the obligation to answer any written request by a co-owner for approval of a proposed structural addition, alteration or improvement in such co-owner's dwelling, within thirty (30) days after such request, and failure to do so within the stipulated time shall constitute a consent by the Board of Managers to the proposed addition, alteration or improvement. Any application to any department of the city of Brentwood, Tennessee, or to any other governmental authority for a permit to make an addition, alteration or improvement in or to any dwelling shall be executed by the Board of Managers only, without, however, incurring any liability on the part of the Board of Managers or any of them to any contractor, subcontractor or materialman on account of such addition, alteration or improvement, or to any person having any claim for injury to person or damage to property arising therefrom. The provisions of this Section 14 shall not apply to dwellings owned by the Developer until such dwelling shall have been initially sold by the Developer and paid for.

SECTION 15. Use of Common Elements and Facilities. (a) A co-owner shall not place or cause to be placed in the common areas or common facilities, other than a terrace or yard to which such co-owner has sole access, and other than the areas designated by the Board of Managers, any furniture, packages or objects of any kind, except with the written consent of the Board of Managers, or their agent.

(b) Any Limited Common elements, which have been designated as herein and otherwise in the Plat of record, shall be used only by that or those dwellings which abut directly thereon, and the use thereof shall be limited only to that to which the same are reasonably suited and which are incident to the use and occupancy of such abutting dwellings or as otherwise restricted herein on the plat of record.

SECTION 16. Right of Access. Co-owner shall grant a right of access to his dwelling to the manager and/or the managing agent and/or any other person authorized by the Board of Managers, the manager or the managing agent, for the purpose of making inspections or for the purpose of correcting any condition originating or existing in his dwelling or threatening another dwelling or a common element, or for the purpose of performing installations, alterations or repairs to the

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mechanical or electrical services or other common elements in any dwelling unit or elsewhere in the buildings, or to correct any condition which violates the provisions of any mortgage covering another dwelling, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the dwelling owner. In case of an emergency, such right of entry shall be immediate, whether the co-owner is present at the time or not.

SECTION 17. Rules of Conduct. Rules and regulations concerning the use of the dwellings and the common elements may be promulgated and amended by the Board of Managers. Copies of such rules and regulations shall be furnished by the Board of Managers to each co-owner prior to the time when the same shall become effective. Initial rules and regulations, which shall be effective until amended by the Board of Managers, are annexed hereto and made a part hereof as Exhibit 1.

SECTION 18. Electricity, Water and Sewer Charges. Water shall be supplied to all of the dwellings and the common elements through one or more building meters and the Board of Managers shall pay, as a common expense, and for water consumed on the property, including the dwellings, together with all related sewer charges arising therefrom, promptly after the bills for the same have been rendered. In the event of a proposed sale of a dwelling by the owner thereof, the Board of Managers, on request of the selling co-owner shall execute and deliver to the purchaser of such dwelling or to the purchaser's title insurance company, a letter agreeing to pay all charges for water and sewerage affecting the property as of the date of closing of title to such dwelling, promptly after such charges shall have been billed by the proper billing agency. The Board of Managers may in their sole and absolute discretion allocate utility charges on a different basis than the allocation of other common charges. The allocation must be applied as uniformly as possible.

SECTION 19. Exclusive Agent for Board of Managers. For an initial term of ten (10) years after the recording of the Master Deed by the Developer, and for a period of five (5) years thereafter (upon the election of Developer to exercise his option hereunder in writing by notice mailed to the Board of Managers at least sixty (60) days prior to the expiration of such initial term), the Developer shall be the exclusive agent of the Board of Managers for the execution of the decisions of the Board of Managers herein with regard to management, maintenance, repair, administration and operation of the property. This right in Developer shall be assignable by it.

SECTION 20. Special Assessments. In addition to the other common charges authorized herein, if either 51% of the co-owners with the concurrence of the Board of Managers or 80% or more without Board approval decide upon and vote for the construction of additional recreational and other common facilities, or the alteration, remodeling, demolition or removal of existing recreational and other common facilities from time to time, then the cost of the said construction, et cetera, shall be financed by increasing the common charges paid by all the co-owners upon the same basis as other common charges are paid and such increased common charges shall be paid monthly over a term of years if satisfactory financing can be obtained.

SECTION 21. Other Assessments; Other Associations. Owners of dwellings agree to be bound by Article V, "Assessments", in Declaration of Covenants, Conditions and Restrictions for Foxland Hall (all Sections) and agree to pay their prorata assessments as determined by the Board of Directors established by such Declaration, it being clearly understood that while the owners of dwellings hereof will be members of the Association established under such Declaration, that none of the assessments collected from owners of lots in Foxland Hall, Sections I, II-B, and III shall be expended in Section II-A.

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ARTICLE VI

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MORTGAGES

SECTION 1. Notice to Board of Managers. A co-owner who mortgages his dwelling unit shall notify the Board of Managers of the name and address of his mortgagee and shall file a conformed copy of the note and mortgage with the Board of Managers; the Board of Managers shall maintain such information in a book entitled "Mortgages of dwellings."

SECTION 2. Notice of Unpaid Common Charges. The Board of Managers whenever so requested in writing by a mortgagee of a dwelling, shall promptly report any then unpaid common charges due from, or any other default by the owner of the mortgaged dwelling.

SECTION 3. Notice of Default. The Board of Managers, when giving notice to a co-owner of a default in paying common charges or other default, shall send a copy of such notice to each holder of a mortgage covering such dwelling whose name and address has theretofore been furnished to the Board of Managers.

SECTION 4. Examination of Books. Each co-owner and each mortgagee of a dwelling shall be permitted to examine the books of account of the Association at reasonable times, on business days, but not more often than once a month.

SALES, LEASES AND MORTGAGES OF UNITS

SECTION 1. Exclusive Sales or Leasing Agent. ~~Any co-owner, other than the Developer, who offers his dwelling for sale shall name and appoint Brentview Development Company as his exclusive agent to sell or to lease such dwelling for a period of twenty-one (21) years after the recording of the Master Deed controlling this property, whichever the co-owner desires to do, for a period of ninety (90) days at a reasonable sales price or rental and shall pay to Brentview Development Company a Commission on such sale or lease at the Nashville Board of Realtors suggested rates then current.~~

[Handwritten signature]
 Approved
 2/2/88

SECTION 2. Consent of Co-owners to Purchase or Lease of Dwellings by Board of Managers. The Board of Managers shall not exercise any option to purchase or lease any dwelling without the prior approval of 75% of the Board of Managers then in office, and without complying with the provisions of Section 12 of Article III hereof.

SECTION 3. No Severance of Ownership. The interest, rights and privileges to which a co-owner is entitled by reason of the ownership of a dwelling are herein designated Appurtenant Interests and include, but are not limited to: an undivided interest in the common elements of the horizontal property regime, the rights and privileges to use a portion of the horizontal property, the interest of a co-owner in a dwelling or dwellings acquired by the Board of Managers or its designee on behalf of all co-owners or the proceeds of the sale or lease thereof, if any, the right to attend and to vote at the meetings of co-owners and the interest of a co-owner in any other assets of the horizontal property regime. No co-owner shall execute any deed, mortgage, or other instrument conveying or mortgaging title to his dwelling without including therein the Appurtenant Interests, it being the intent hereof to prevent any severance of such combined ownership. Any such deed, mortgage, or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described there. No part of the Appurtenant Interests of any dwelling may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of such part of the Appurtenant Interests of all dwellings.

SECTION 4. Financing of Purchase of Dwellings by Board of Managers. Acquisition of dwellings by the Board of Managers, or its designee, on behalf of the Council of Co-owners may be made from the working capital and common charges in the hands of the Board of Managers, or if such funds are insufficient, the Board of Managers may levy an assessment against each co-owner in proportion to his ownership in the common elements, as a common charge, which assessment shall be enforceable in the same manner as provided in Section 6 and 7 of Article V, or the Board of Managers, in its discretion, may borrow money to finance the acquisition of such dwelling provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the dwelling, together with the Appurtenant Interests, so to be acquired by the Board of Managers.

SECTION 5. Waiver of Right of Partition with Respect to such Dwellings as are Acquired by the Board of Managers, or its Designee, on behalf of the Council of Co-owners as Tenants in Common. In the event that a dwelling or any common elements or any other property shall be acquired by the Board of Managers, or its designee, on behalf of the Council of Co-owners, all co-owners, shall be deemed to have waived all right of partition with respect to such dwelling or property.

CONDEMNATION

SECTION 1. Condemnation. In the event of a taking in condemnation or by eminent domain of a part of the common elements, the award made for such taking shall be payable to the Board of Managers for and on behalf of the Council of co-owners, if such award amounts to \$20,000.00 or less, and to the insurance trustee if such award amounts to more than \$20,000.00. If a majority of the Board of Managers in their sole and absolute discretion approve the repair and restoration of such common elements the Board of Managers shall arrange for the repair and restoration of such common elements, and the Board of Managers or the insurance trustee, as the case may be, shall disburse the proceeds of such award to the contractors engaged in such repair and restoration in appropriate progress payments. In the event that the Board of Managers do not duly and promptly approve the repair and restoration of such common elements, the Board of Managers or the insurance trustee, as the case may be, shall disburse the net proceeds of such award in the same manner as they are required to distribute insurance proceeds where there is no repair or restoration of the damage, as provided in Section 3 of Article V of these Bylaws.

RECORDS

SECTION 1. Records and Audits. The Board of Managers or the managing agent shall keep detailed records of the actions of the Board of Managers and the managing agent, minutes of the meetings of the Board of Managers, minutes of the meetings of the co-owners, and financial records and books of account of the Association, including a chronological listing of receipts and expenditures, as well as a chronological account for each dwelling which, among other things, shall contain the amount of each assessment of common charges against such dwelling, the date when due, the amounts paid thereon, and the balance remaining unpaid. A written report summarizing all receipts and expenditures of the Association shall be rendered by the Board of Managers to all co-owners at least annually. In addition, an annual report of the receipts and expenditures of the Association shall be rendered by the Board of Managers to all co-owners and to all mortgagees of dwellings who have requested the same, promptly after the end of each fiscal year.

SECTION 1. Notices. All United States mail notices hereunder shall be sent by registered or certified mail to the Board of Managers c/o the managing agent, or if there be no managing agent, to the office of the Board of Managers or to such other address as the Board of Managers may hereafter designate from time to time by notice in writing to all co-owners and to all mortgagees of dwellings. All notices to any co-owner shall be sent by registered or certified United States mail to the building or to such other address as may have been designed by him from time to time, in writing, to the board of Managers. All notices to mortgagees of dwellings shall be sent by registered or certified United States mail to their respective addresses, as designated by them from time to time, in writing, to the Board of Managers. All notices shall be deemed to have been given when mailed, except notices of change of address which shall be deemed to have been given when received.

SECTION 2. Invalidity. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these Bylaws.

SECTION 3. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these Bylaws, or the intent of any provision thereof.

SECTION 4. Gender. The use of the masculine gender in these Bylaws shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so requires.

SECTION 5. Waiver. No restriction, condition, obligations, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

SECTION 6. Insurance Trustee. The insurance Trustee shall be Harpeth National Bank, of the city of Brentwood, Tennessee unless and until it shall be replaced by a bank or trust company in Nashville, Tennessee, designed by the Board of Managers and having a capital, surplus and undivided profits of \$10,000,000.00 or more. In the event that the Insurance Trustee shall resign the new insurance trustee shall be a bank or trust company in Nashville, Tennessee, designated by the Board of Managers and having a capital, surplus and undivided profits of \$10,000,000.00 or more. The Board of Managers shall pay the fees and disbursements of any insurance trustee and such fees and disbursements shall constitute a common expense of the Association.

SECTION 7. Proxy. Any act or approval in writing shall be binding upon the person approving same.

SECTION 8. Definitions. For purposes of Tennessee Code Annotated §64-2702(a), a "dwelling", as referred to herein, shall be deemed to be an apartment. "Association", as referred to herein, shall be deemed to have the same meaning as the term defined in Tennessee Code Annotated §64-2702(b).

AMENDMENTS TO BYLAWS

SECTION 1. Amendment to Bylaws. These Bylaws may be modified or amended by the written consent or vote of sixty-seven percent (67%) of all co-owners of the then existing dwellings in the Association.

CONFLICTS

SECTION 1. Conflicts. These Bylaws are set forth to comply with the requirements of Chapter 27 of Title 64, Tennessee Code Annotated as it may be amended from time to time, and to allow the Bylaws to control in specific situations where such law allows. In case any of these Bylaws conflict with the provisions of said statute or of the Master Deed, the provisions of said statute or of the Master Deed, as the case may be, shall control. Terms which are not defined in the Master Deed and the Plan of record or in these Bylaws shall be deemed to be the same as defined in such Act.