

EXHIBIT "I"

## Schedule A

RULES AND REGULATIONS FOR  
VILLAGES OF MORNINGSIDE,  
a Senior Living Community  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ONE. The sidewalks, entrances, common parking and drives and courts of the various buildings shall not be obstructed or used for any other purpose than ingress to and egress from the apartment units in the buildings.

TWO. Nothing shall be hung or shaken from the doors, windows or terraces or placed upon the window sills of the buildings without the written consent of the Board of Managers, or Managing Agent or the Manager.

THREE. Children shall not play in any of the exterior landscaped areas, except those designated by the Board of Managers or the managing agent, or the manager. Landscaped area is defined as areas containing any plantings other than grass.

FOUR. No exterior of any building shall be decorated or furnished by any apartment unit owner in any manner.

FIVE. Each apartment owner shall keep his apartment unit, his designated storage space and any terrace to which he has sole access in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows or terraces thereof, any dirt or other substance.

SIX. No awning or radio or television aerial shall be attached to or hung from the exterior of the building or terraces, and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any of the buildings, except such as shall have been approved in writing by the Board of Managers or the Managing Agent or the Manager, which approval may be granted or refused in the sole discretion of the Board of Managers or the Managing Agent or the Manager; nor shall anything be projected from any window or any of the buildings without similar approval.

SEVEN. Refuse from the apartment units shall be placed in containers in such places and at such times and in such manner as the Board of Managers or the Managing Agent or the Manager may direct.

EIGHT. Toilets, drains, disposals and other water apparatus in the any building shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or other article be thrown into the same. Any damage resulting from misuse of any of the same or other water apparatus in an apartment unit shall be repaired and paid for by the owner of such apartment unit.

NINE. No occupant of any building shall send any employee of the Board of Managers or of the Managing Agent out of any building on any private business.

TEN. The agents of the Board of Managers or the Managing Agent and any contractor or workman authorized by the Board of Managers or the Managing Agent or the Manager, may enter any room or apartment unit in any building at any reasonable hour of the day for the purpose of inspecting such apartment unit for the presence of any vermin, insects or other pests.

ELEVEN. No vehicle belonging to an apartment owner or to a member of the family or guest, tenant or employee of an apartment owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any building by another vehicle or to restrict the flow of traffic to any unit or units. The Board may impose fines for any such interference and such fine shall be a part of the fees of the co-owner at fault.

TWELVE. Complaints regarding the service of the building shall be made in writing to the Board of Managers or to the Managing Agent.

THIRTEEN. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.

FOURTEEN. Apartment owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their apartment units.

FIFTEEN. No terrace or carport shall be enclosed, decorated, landscaped or covered by any awning or otherwise without the consent in writing of the Board of Managers.

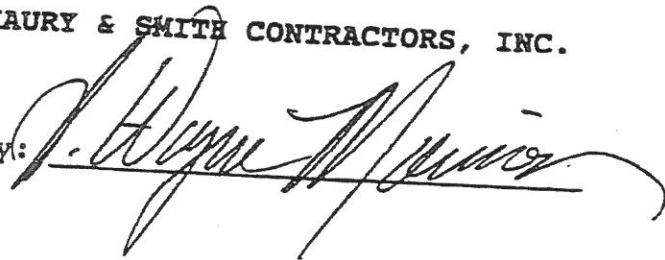
SIXTEEN. The Board of Managers reserves the right to make such other rules and regulations from time to time as may be deemed needful for the safety, care and cleanliness of the Condominium and its common elements, and for securing the comfort and convenience of co-owners and/or tenants, and said rules and regulations shall be considered a part of the By-Laws.

**SEVENTEEN.** No unit owner or resident shall allow any camper, boat, recreational vehicle, unlicensed vehicle, bus, trailer, commercial vehicle or other similar vehicle owned by him or placed in his care and responsibility by a guest, visitor or other person, to be parked within the driveways and guest parking areas of VILLAGES OF MORNINGSIDE, a Senior Living Community, (except that commercial vehicles which have no more than four wheels and which are used on a regular basis are permitted). Vehicles parked in violation of this rule will be towed, at owner's expense, when owners fail to move vehicles or equipment within forty-eight (48) hours after written notice. Guest parking shall not be used by any persons, including co-owners of any unit, for storage or parking of extra vehicles which cannot be parked in the co-owner's carport.

**EIGHTEEN.** The violation of any of these Rules and Regulations by any co-owner shall result in the Managing Agent or Manager having the right and option to enter upon such co-owner's apartment or limited common element and to remove or change any condition causing or resulting in such violation and to correct such violation. Any such entry, removal or change shall be deemed to be with the consent of such co-owners or the part in possession thereof, and such Managing Agent or Manager, or the Board of Managers shall not be liable for trespass, conversion or any action based upon any such entry, removal or change, made upon reasonable cause that such violation existed.

HAURY & SMITH CONTRACTORS, INC.

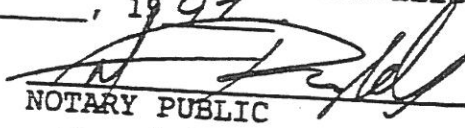
BY:



STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county on this day, personally appeared H. WAYNE MORRISON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the VICE PRESIDENT of HAURY & SMITH CONTRACTORS, INC., the within named bargainer, a corporation, and that he as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE-PRESIDENT.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of APRIL, 1992

  
NOTARY PUBLIC

My commission expires: 7-24-99.

