



# RENAISSANCE REALTY

## AINSLEY MANOR SUBDIVISION PHASE I REAL ESTATE PURCHASE AND SALE AGREEMENT - Vacant Lot -

1. **Purchase and Sale.** RECEIVED OF \_\_\_\_\_ (“Purchaser”) the sum of (\$ \_\_\_\_\_) as earnest money, to be held by **Renaissance Realty LLC** (“Escrow Agent”) and in part payment for the purchase of the following described real estate (called “Property”) situated in the County of Fayette, State of Tennessee:

**Lot(s)** \_\_\_\_\_, **Ainsley Manor Subdivision, Phase** \_\_, being a portion of the Plat recorded in the Register’s Office of Fayette County Tennessee as Instrument # \_\_\_\_\_ covering Lots \_\_\_\_\_.

**Ashley II, LLC** (“Seller”) covenants and agrees to sell and convey Property, with all improvements thereon, if any, or cause it to be conveyed, by good and sufficient warranty deed, to Purchaser, or to such person or persons as Purchaser may designate; Purchaser, however, shall not be released from any of Purchaser’s agreements and undertakings as set forth herein, unless otherwise stated; and Purchaser covenants and agrees to purchase and accept Property for the total price of \_\_\_\_\_ (\$ \_\_\_\_\_), (the “Purchase Price”).

At Closing Purchaser will receive a credit of \$ \_\_\_\_\_, for \_\_\_\_\_ which will be a deduction off the Purchase Price.

Other items to be included with the Property at no additional cost to Purchaser: \_\_\_\_\_

2. THE PROVISIONS OF THIS SECTION ARE ONLY APPLICABLE IF MARKED “YES”:  
\_\_\_\_\_ **Financing Contingency:** This Contract and Purchaser’s obligations to perform hereunder are contingent upon Purchaser obtaining financing for \$ \_\_\_\_\_ at the rate of \_\_\_\_\_% or, if blank, the prevailing market rate of interest from the lender of Purchaser’s choice doing business in metropolitan Memphis, Tennessee area, upon terms satisfactory to Purchaser. Purchaser will make application for such financing within three (3) business days from the effective date of this Contract.

\_\_\_\_\_ **Appraisal Contingency This Contract is further contingent upon the Property, in its present form, appraising for no less than the Purchase Price set out herein.** Purchaser must fulfill the Financing and Appraisal Contingencies during the Inspection Period set out below. In the event that Purchaser fails to deliver a Termination Notice prior to the expiration of the Inspection Period, Purchaser will be deemed to have satisfied both such contingencies and the same shall be deemed waived by Purchaser.

3. **Major Contract Terms.**  
**a. Inspection Period.** Purchaser shall have the right to fully inspect the Property for a period commencing on the effective date of the Contract and ending 11:59 P.M. on the \_\_\_\_\_ day thereafter (the “Inspection Period”).

**b. Termination by Purchaser.**  
**(i) During the Inspection Period.** If the Contract is terminated by Purchaser during the Inspection Period then \$25 shall be retained from the earnest money and paid to the Seller as consideration for the Inspection Period, the sufficiency of such consideration is hereby acknowledged by Seller, the remainder of the earnest money will be returned to Purchaser.

**(ii) After the Inspection Period.** If the Contract is terminated by Purchaser after the Inspection Period then the earnest money shall be retained by Seller, each party shall pay its own expenses, and neither Purchaser nor Seller shall have any further obligations one to the other.

**c. Closing Date shall be on or before** \_\_\_\_\_, or such earlier date as may be mutually agreed in writing between Seller and Purchaser and possession shall be at closing.

**d. Settlement Agents; Title Company;** The Title Search, abstract and/or title insurance to be furnished by the title company of Purchaser's attorney's choice. Unless otherwise set out below, Settlement Agent for Purchaser shall be \_\_\_\_\_, and for Seller shall be Bryan K. Smith, Pietrangelo Cook PLC, International Place – Tower II, 6410 Poplar Avenue, Suite 190, Memphis, TN 38119 (901.685.2662).

**e. HOA Dues.** Purchaser acknowledges that the Property is subject to owner's association dues and assessments in the amount of \$ \_\_\_\_\_ per \_\_\_\_\_.

**f. Special Landscaping.** Purchaser shall spend a minimum of \$ \_\_\_\_\_ on landscaping of the front yard of the Property, facing public streets.

**g. Square Footage.** For the particular Property described herein, that minimum square footage is \_\_\_\_\_ square feet of heated and cooled space (excluding garages, and open porches). If marked N/A, then the minimum is as shown in the recorded documents..

**h. Special Provisions.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. Restrictions.** Purchaser acknowledges and agrees to the following:

**a.** The Property is subject to certain subdivision restrictions, building lines, easements, protective covenants, bylaws and other restrictions which affect the use of the Property and the type of improvements which may be constructed thereon, as the same are recorded in the Register's Office of Fayette County, Tennessee (collectively the "Restrictions"). Seller is providing copies of what it believes to be the Restrictions to Purchaser in conjunction with the execution of this Agreement, but the failure of a particular restriction to be included in such documents provided by Seller does not remove such Restriction from the Property and Purchaser is advised to obtain a title search of the Property to determine what Restrictions apply to the Property.

**b.** Without limiting any such Restrictions, it is specifically noted that no structure shall be erected on the Property until the design, specifications, elevation and plot plan have been approved by Seller, or its designated representative, and the Architectural Control Committee for the subdivision, as such approval process is more fully set out in the Restrictions. If the plans have not been approved at the expiration of the Inspection Period and Purchaser elects to proceed to close, Purchaser acknowledges that it can not start construction on the Property until it obtains such required approvals.

**c.** The Restrictions contain certain minimums for the size of the home to be constructed on the Property.

**d.** PURCHASER EXPRESSLY ACKNOWLEDGES THAT UPON CLOSING AND TAKING TITLE TO THE PROPERTY, IT AGREES TO BECOME BOUND BY THE TERMS AND CONDITIONS OF THE RESTRICTIONS AND WILL BECOME A MEMBER OF THE HOME OWNERS' ASSOCIATION.

**e.** Purchaser covenants and agrees to keep the Property mowed and free of debris prior to and during construction. Should Purchaser violate any of the aforementioned clauses, Seller may notify Purchaser in writing at the address shown on the sales contract. If corrective measures have not been taken within two (2) weeks of date of said notice, Seller or his representative shall have the right, but not the obligation, to enter the property for the purpose of enforcing the aforementioned clauses and charging the cost of said enforcement to Purchaser and Purchaser agrees to promptly pay Seller for such amounts. This provision shall expressly survive the Closing.

**5. Rights Under the Inspection Period.** During the Inspection Period, Purchaser, its agents and representatives, shall have during all reasonable hours, full and complete access to the Property for the purposes of performing inspections, studies, surveys, and such other reasonable inspections or studies that Purchaser deem necessary for its intended use

of the Property. In addition, Purchaser may submit plans for the construction of improvements upon the Property to the Ainsley Manor Architectural Control Committee for review and approval. Should Purchaser, in its sole and absolute discretion, determine that the Property does not meet Purchaser's requirements or should Purchaser be unsatisfied with the condition of the Property for any reason whatsoever, then Purchaser may, by written notice ("Termination Notice") delivered to Seller prior to expiration of the Inspection Period, terminate the Contract. If Purchaser elects to not deliver the Termination Notice, Seller shall thereafter maintain the Property in substantially the same condition during the term of this Agreement and shall deliver the Property to Purchaser at closing, in substantially the same condition as of the date of Purchaser's inspection, ordinary wear and tear excepted. Purchaser shall not damage the Property while conducting its inspections, and to the extent that it conducts soil studies, *PURCHASER WILL COORDINATE WITH SELLER BEFORE ANY SUCH STUDIES AND WILL NOT IN ANY WAY DISTURB THE SOIL UPON THE PROPERTY WITHOUT SELLER'S PRIOR WRITTEN CONSENT*, and Purchaser will indemnify and hold Seller harmless from and against any loss, damage or injury to person or property resulting from Buyer's exercise of its inspection rights herein, which agreement shall expressly survive closing.

- 6. Survey.** Purchaser acknowledges and agrees that: **(a)** a primary purpose of a survey is to show the location of buildings, fences, driveways, and easements of record relative to each other and to the boundaries of the property and to the building setback lines, and this in turn should reveal any encroachment of improvements on property lines, building setback lines, or easements and reveal whether the proposed improvements will fit upon the Property; **(b)** Purchaser may choose to have Property surveyed, regardless of whether or not a lender requires a survey; and **(c)** Purchaser may not become aware of certain information about Property unless Purchaser obtains and reviews a current survey of Property. Purchaser may, at its own expense and during the Inspection Period, obtain a survey by a state licensed Surveyor, which survey is to show the location of all easements, property lines, building setback lines, fences and improvements on the subject Property, together with certification that the subject Property is not in a special flood hazard area. Purchaser shall have until the expiration of the Inspection Period, to review and accept or reject the Property based on said survey. If said survey shows any encroachments by improvements onto easements or other adverse matters contrary to Purchaser's intended use of the Property, Purchaser may, at Purchaser's option, terminate this Contract by delivering a Termination Notice and receive refund of the Earnest Money; otherwise, Purchaser shall proceed with consummation of the purchase pursuant to this Contract, thereby accepting said defects.
- 7. Closing Proration.** Rents, if any, and all taxes for the current year are to be prorated as of date of closing, and all prior unpaid taxes or liens including front foot assessments are to be paid by Seller, unless otherwise specified. In the event the current-years' taxes are not known at the time of closing, the parties agree to prorate based upon the amount of prior year's taxes. The proration of taxes at Closing shall be a final adjustment of taxes between the parties, and in the event that there is a change in the assessed value of the Property or the applicable tax rates applicable to the Property following Closing, the same shall be borne exclusively by the Purchaser and Purchaser shall indemnify Seller therefore. This provision shall survive closing.
- 8. Title.** Title is to be conveyed subject to all restrictions, easements and covenants of record, and subject to zoning ordinances or laws of any governmental authority. Possession of property is to be given at closing. Purchaser shall have performed, at Seller's expense, a title search by the title company listed above and have a commitment for an owner's title insurance policy issued during the Inspection Period. If such title commitment reveals restrictions, building lines, easements or other matters which are contrary or adverse to Purchaser's intended use of the Property or which are otherwise unacceptable to Purchaser, Purchaser shall so notify Seller within five (5) days from the date of receipt of the title commitment. Seller may, at its option, remove or otherwise remedy such unacceptable title issues within twenty (20) days of receipt of such notification, provided however, that title objections which can be removed by the payment of money may be removed at the time of closing, including but not limited to deeds of trust, mortgages, and liens for sums definite. If Seller is unable or unwilling to remove or remedy such title issues within such time, Purchaser may, at its option, terminate this contract and all earnest money will be returned to Purchaser.

Settlement and payment of the balance, if any, of cash payment shall be made upon presentation of a good and valid warranty deed with the usual covenants and conveying a good and merchantable title, subject only to: (1) zoning; (2) setback requirements and general utility, sewer, and drainage easements of record on the effective date of this Agreement, upon which the improvements do not encroach; (3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the effective date hereof; and (4) leases and other encumbrances specified in this Agreement.

In addition, the Warranty Deed conveying Property to Purchaser shall contain the following restrictions, which shall become a burden upon the Property, shall survive Closing, and shall run with the land (note that the term "Purchaser" may be changed to reflect however the grantee or however the Purchaser is referred to in the deed):

**a.** In the event that Purchaser's construction of improvements or other work upon the Property causes damage to the subdivision in which the Property is located, including without limitation curb, gutter and landscaping, the Purchaser shall, at its sole expense, repair and/or replace such damages to the satisfaction of the Seller, the homeowner's association, and any applicable public authority.

**b.** Purchaser accepts the Property in its existing condition, no warranties or representations having been made by Seller or their representative which are not expressly stated herein. Seller conveys the Property to Purchaser AS IS, WHERE, IS, AND WITH ALL FAULTS. Any relocation of above or below ground utilities, including, but not limited to above ground transformers, telephone pedestals/boxes, Cable TV pedestals/boxes, wire, cable, pipe, and/or conduit shall be at Purchaser's expense. Purchaser agrees to indemnify and hold Seller harmless against any claim, liability, damage or cost in connection with Purchaser's development of the Property, which obligation shall survive Closing. Purchaser shall, in the development of the Property and thereafter, provide adequate drainage so as not to adversely affect the Property or any property adjacent thereto before, during and after construction. The Purchaser is responsible for all storm water discharge and water pollution regulations. Should the development receive any fines or costs associated with violations of storm water discharge rules or siltation due to the actions or inaction of the Purchaser or any builder, then the Purchaser shall pay all such costs. The Property may be natural ground, filled land or partially filled land. Seller shall not be responsible or liable for any claims of any kind or character related to the fill or soil conditions of said Property. Seller makes no warranty concerning the degree of rainwater inundation that may result on the aforementioned lots since said inundation can be expected with rainfall which exceeds the design standards.

**c.** Seller will not be responsible for any trees that die upon the Property.

- 9. Breach; Remedies.** If the title is not good and cannot be made good within a reasonable time after written notice has been given that the title is defective, specifically pointing out the defects then Purchaser may terminate this Agreement and the above earnest money shall be returned to Purchaser. If the title is good and Purchaser shall fail to pay for Property as specified herein, Seller shall have the right to elect to declare this contract cancelled, and upon such election, the earnest money shall be retained by Seller, as liquidated damages. If Seller shall fail to close or otherwise breaches its obligations arising pursuant to this agreement, Purchaser may terminate this contract and all earnest money will be refunded and Seller shall pay to Purchaser the sum of \$100. THE DAMAGES AND REMEDIES SPECIFICALLY SET FORTH IN THIS AGREEMENT ARE THE ONLY DAMAGES AVAILABLE TO THE PARTIES FOR THE OTHER'S BREACH. NEITHER PARTY SHALL BE LIABLE FOR OTHER DAMAGES, WHETHER REAL OR CONSEQUENTIAL, AND NEITHER PARTY SHALL BE ENTITLED TO SPECIFICALLY ENFORCE THIS AGREEMENT. If either party breaches this agreement, the non-breaching party shall be entitled to recover its reasonable attorney's fees and costs incurred from enforcement of this agreement.
- 11. Costs.** Seller is to pay for preparation of deed, title search, and notary fee on deed. Purchaser is to pay for preparation of note or notes, and trust deed, notary fee on trust deed, recording of deed, state tax and Register's fee on deed, and expense of title examination or title insurance, if any, and all costs associated with obtaining its loan. Each party shall pay its own attorney's fees related to the closing of this transaction.
- 12. Earnest Money.** The Escrow Agent shall deposit the Earnest Money into its non-interest bearing escrow account and shall disburse the Earnest Money only as follows: **(a)** at closing to be applied as a credit toward Purchaser's Purchase Price; **(b)** upon a written agreement signed by all parties having an interest in the funds; **(c)** upon order of a court or arbitrator having jurisdiction over any dispute involving the Earnest Money; **(d)** upon a reasonable interpretation of the Agreement; or **(e)** upon the filing of an interpleader action with payment to be made to the clerk of the court having jurisdiction over the matter. Escrow Agent shall be reimbursed for, and may deduct from any funds interpleaded, its costs and expenses, including reasonable attorney's fees. The prevailing party in the interpleader action shall be entitled to collect from the other party the costs and expenses reimbursed to Escrow Agent. No party shall seek damages from Escrow Agent (nor shall Escrow Agent be liable for the same) for any matter arising out of or related to the performance of Escrow Agent's duties under this Earnest Money paragraph. Earnest Money shall not be disbursed prior to fourteen (14) days after deposit unless written evidence of clearance by bank is provided.
- 13. Miscellaneous Provisions.**
- a. Binding Effect, Entire Agreement, Modification, Assignment, and Binding Agreement Date.** This Agreement shall be for the benefit of, and be binding upon, the parties hereto, their heirs, successors, legal representatives and assigns. This Agreement constitutes the sole and entire agreement between the parties hereto and no modification of this

Agreement shall be binding unless signed by all parties or assigns to this Agreement. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto. Any assignee shall fulfill all the terms and conditions of this Agreement.

**b. Survival Clause.** Any provision contained herein, which by its nature and effect is required to be performed after closing shall survive the closing and delivery of the deed, and shall remain binding upon the parties to this Agreement and shall be fully enforceable thereafter.

**c. Governing Law and Venue.** This Agreement is intended as a contract for the purchase and sale of real property and shall be governed by and interpreted in accordance with the laws and in the courts of the State where the Property is located.

**d. Time of Essence.** Time is of the essence in this Agreement.

**e. Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine shall mean the feminine and vice versa; and (4) the term day(s) used throughout this Agreement shall be deemed to be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be determined by the location of Property. In the event a performance deadline, other than the Closing Date or Date of Possession, occurs on a Saturday, Sunday or legal holiday, the performance deadline shall extend to the next following business day. In calculating any time period under this Agreement, the commencement shall be the day following the initial date (e.g. Binding Agreement Date or effective date).

**f. Responsibility to Cooperate.** Purchaser and Seller agree to timely take such actions and produce, execute, and/or deliver such information and documentation as is reasonably necessary to carry out the responsibilities and obligations of this Agreement. Except as to matters which are occasioned by clerical errors or omissions or erroneous information, the approval of the closing documents by the parties shall constitute their approval of any differences between this Agreement and the closing. Purchaser and Seller agree that if requested after closing, they will correct any documents and pay any amounts due where such corrections or payments are appropriate by reason of mistake, clerical errors or omissions, or the result of erroneous information.

**g. Notices.** Except as otherwise provided herein, all notices and demands required or permitted hereunder shall be in writing and delivered either (1) in person; (2) by a prepaid overnight delivery service; (3) by facsimile transmission (FAX); (4) by the United States Postal Service, postage prepaid, registered or certified, return receipt requested; or (5) Email. **NOTICE shall be deemed to have been given as of the date and time it is actually received, however a Termination Notice shall be deemed given at the date and time sent by the Purchaser or its attorney or agent, to the Seller or its attorney or agent, regardless of when such notice is actually received by Seller.** For the purposes of this provision, the term "sent" shall mean by any means authorized by this Section 13.G., and (i) if via an overnight delivery service or postal service, then upon deposit of the same into such service, or (ii) if via facsimile, the time transmitted to Seller (including its attorney, real estate licensee or their broker), as evidenced by a facsimile transmittal sheet or report generated by the equipment transmitting the same, which does not indicate a transmission error. Receipt of notice by the real estate licensee or their Broker assisting a party as a client or customer, or by the attorney or settlement agent of a party shall be deemed to be notice to that party for all purposes under this Agreement as may be amended, unless otherwise provided in writing.

**h. Equal Housing.** This Property is being sold without regard to race, color, sex, religion, handicap, familial status, or national origin.

**i. Severability.** If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for any reason, each such portion or provision shall be severed from the remaining portions or provisions of this Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect.

**14. Brokers; Real Estate Licensees.** Seller and Purchaser each warrant to the other that the only real estate agents involved in this transaction are as follows:

Representing the Seller: Renaissance Realty LLC

Representing the Purchaser: \_\_\_\_\_, and each agrees to hold harmless the other from any claims of any other brokers, agents, or other parties for commissions relating to this transaction.

15. The following addendum or addenda are a part of this Contract. \_\_\_\_\_

WITNESS the signatures of all parties the day and year above written

<b>SELLER:</b>	<b>PURCHASER:</b>
Ashley II, LLC	_____
By: _____ <i>G. Benjamin Clark</i>	Date / Time: _____
Title: _____	_____
Date / Time: _____	Date / Time: _____

## ACKNOWLEDGMENT OF RECEIPT OF EARNEST MONEY

The undersigned acknowledges receipt of the sum of \$\_\_\_\_\_ in cash from the Purchaser, which the Escrow Agent will hold pursuant to the terms of this Agreement.

\_\_\_\_\_

**By:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# RENAISSANCE REALTY

## CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. Notice is hereby given that the agency status of this licensee (or licensee's company) is as follows in this transaction:

The Company, Renaissance Realty, LLC in the real estate transaction involving the  
COMPANY NAME

Property located at \_\_\_\_\_  
PROPERTY ADDRESS

**[CHECK ONE ONLY]:**

is serving as a **Transaction Broker** or **Facilitator** (not an agent for either party).

is serving as an **Agent or Subagent for the Seller.**

is serving as an **Agent for the Buyer.**

is serving as a **Disclosed Dual Agent (for both parties)**, with the consent of both the Buyer and the Seller in this transaction.

has appointed \_\_\_\_\_ to serve as **Designated Agent for the Seller.**

has appointed \_\_\_\_\_ to serve as **Designated Agent for the Buyer.**

This form was delivered in writing, as prescribed by law, to any unrepresented buyer **prior to the preparation of any offer to purchase**, OR to any unrepresented seller **prior to presentation of an offer to purchase**; OR (if the licensee is listing a property without an agency agreement) **prior to execution of that listing agreement**. This document also serves as confirmation that the licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided. **This notice by itself, however, does not constitute an agency agreement or establish an agency relationship.**

Date: \_\_\_\_\_ Licensee's Signature: \_\_\_\_\_  
Douglas C. Swink, Principal Broker

Acknowledgment:  
I acknowledge the above confirmation of agency status.

Date: \_\_\_\_\_ Signature of Buyer or Seller: \_\_\_\_\_

Date: \_\_\_\_\_ Signature of Buyer or Seller: \_\_\_\_\_

Date: \_\_\_\_\_ Signature of Buyer or Seller: \_\_\_\_\_

Date: \_\_\_\_\_ Signature of Buyer or Seller: \_\_\_\_\_

**FAXED SIGNATURES WILL SUFFICE FOR ACKNOWLEDGMENT(S) OF THE ABOVE CONFIRMATION**





# RENAISSANCE REALTY

## Personal Interest Disclosure & Consent

[As Required By Tennessee License Law]

On Occasion a real estate licensee may become involved in a real estate transaction BOTH as a licensed real estate professional AND as a party – directly or indirectly – to the transaction. Tennessee License Law requires that a licensee’s personal interest in any transaction be disclosed.

As used below: “Personal Interest” refers to any situation in which the licensee, a relative or family member of the licensee or an entity in which the licensee has a personal interest is involved in a transaction as a prospective Buyer or Seller.

### A. Disclosure and Consent as to Licensee’s Personal Interest

[BUYER OR SELLER SHALL INDICATE CONSENT BY INITIALING BELOW AS APPROPRIATE]

\_\_\_\_\_ Buyer acknowledges that the licensee named below, because of personal interest, will represent the Seller of the property located at \_\_\_\_\_. At the request of Buyer, the Managing Broker of the licensee’s company will appoint another \_\_\_\_\_ licensee to advocate the Buyer’s interests from this point forward.

\_\_\_\_\_ Seller acknowledges that the licensee named below, because of personal interest, will only represent the Buyer of the property located at \_\_\_\_\_. At the request of Seller, the Managing Broker of the licensee’s company will appoint another \_\_\_\_\_ licensee to advocate the Seller’s interests from this point forward.

\_\_\_\_\_ Buyer acknowledges that the licensee named below, because of personal interest, will only represent another prospective buyer of the property located at \_\_\_\_\_. At the request of Buyer, the Managing Broker of the licensee’s company will appoint another \_\_\_\_\_ licensee to advocate the Buyer’s interests from this point forward.

### To Be Signed Prior to Execution of a Real Estate Contract:

Date: \_\_\_\_\_ Licensee’s Signature: \_\_\_\_\_

Licensee’s Name [PLEASE PRINT]: Douglas C. Swink

Date: \_\_\_\_\_ Buyer’s Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Buyer’s Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Seller’s Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Seller’s Signature: \_\_\_\_\_



# Ainsley Manor

...another quality Renaissance Development



## Septic Restrictions for Ainsley Manor

- Lot 1. Approved for a 5 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. **SOLD***
- Lot 2. Approved for the installation and duplication of conventional subsurface sewage disposal systems to serve a maximum of 4 bedrooms.*
- Lot 3. Approved for the installation and duplication of conventional subsurface sewage disposal systems to serve a maximum of 5 bedrooms.*
- Lot 4. Approved for the installation and duplication of conventional subsurface sewage disposal systems to serve a maximum of 5 bedrooms.*
- Lot 6. Lot is limited to a maximum of 5 bedrooms; maximum house setback of 100 feet off center line of Abbott Hall Court & 100 feet off Amherst Drive; driveway & utilities to enter along west property line only. lift pump may be required; drawdown drain required; no ponds*
- Lot 7. Lot is limited to a maximum of 5 bedrooms; maximum house setback 100 feet off center line of Abbott Hall Court; drawdown drain required; lift pump may be required; no ponds **SOLD***
- Lot 8. Lot is limited to a maximum of 5 bedrooms; maximum house setback of 100 feet off center line of Abbott Hall Court; lift pump may be required; drawdown drain required; no ponds **SOLD***
- Lot 9. Lot is limited to a maximum of 5 bedrooms; maximum house setback of 150 feet off center line of Abbott Hall Court; lift pump may be required; drawdown drain required to master drain; no ponds **SOLD***
- Lot 10. Lot is limited to a maximum of 4 bedrooms; driveway & utilities to enter along north property line; drawdown or interceptor drain required to master drain; lift pump may be required to conventional septic system; no ponds **SOLD***
- Lot 11. Approved for a 4 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.*
- Lot 12. Approved for the installation and duplication of conventional subsurface sewage disposal systems to serve a maximum of 4 bedrooms. **SOLD***
- Lot 13. Approved for the installation and duplication of conventional subsurface sewage disposal systems to serve a maximum of 4 bedrooms. **SOLD***
- Lot 14. Approved for the installation and duplication of conventional subsurface sewage disposal systems to serve a maximum of 4 bedrooms. **SOLD***
- Lot 15. Approved for 5 bedrooms **SOLD***
- Lot 16. Lot is limited to a maximum of 5 bedrooms; driveway & utilities may not enter along west property line; drawdown or interceptor drain required; lift pump may be required to conventional septic system **SOLD***
- Lot 17. Lot is limited to a maximum of 4 bedrooms, lift pump to conventional septic system required, modified mound required for reserve septic system, interceptor or drawdown drain required, septic systems shall be located in shaded areas on lot **SOLD***

## Septic Restrictions for Ainsley Manor continued...

- Lot 18. Approved for a 5 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.
- Lot 19a. Lot is limited to a maximum of 6 bedrooms; drawdown or interceptor drain required; heavy tree clearing required for installation of reserve septic systems; lift pump required to access reserve septic area; see attached inspection letter (cn-0875) addressing the current status of existing ssd system; **SOLD***
- Lot 21. Lot is limited to a maximum of 5 bedrooms; drawdown drain required; lift pump required to conventional septic system;
- Lot 22. Lot is limited to a maximum of 3 bedrooms; drawdown or interceptor drain required; **SOLD***
- Lot 23. Lot is limited to a maximum of 4 bedrooms; interceptor or drawdown drain required to master drain easement located on Lot #24; lpp required; no ponds **SOLD***
- Lot 24. Lot is limited to a maximum of 6 bedrooms; interceptor or drawdown drain required to master drain located on lot; no ponds **SOLD***
- Lot 25. Lot is limited to a maximum of 4 bedrooms; interceptor or drawdown drain required to master drain easement located on lot #24; lift pump may be required to conventional septic system; no ponds
- Lot 26. Lot is limited to a maximum of 4 bedrooms; interceptor or drawdown drain required to master drain easement located on lot #24; modified mound system required for primary & reserve septic systems; no ponds **SOLD***
- Lot 27. Lot is limited to a maximum of 4 bedrooms; drawdown or interceptor drain required; lift pump required to conventional septic system;
- Lot 28. Lot is limited to a maximum of 6 bedrooms; drawdown or interceptor drain required; lift pump required to conventional septic system;
- Lot 29. Lot is limited to a maximum of 6 bedrooms; drawdown drain required; lift pump may be required to conventional septic system; **SOLD***
- Lot 30. Lot is limited to a maximum of 5 bedrooms; driveway & utilities to enter along east property line only; drawdown or interceptor drain required; **SOLD***
- Lot 31. Lot is limited to a maximum of 4 bedrooms; drawdown or interceptor drain required; lift pump may be required to conventional septic system; no ponds **SOLD***
- Lot 32. Approved for a 5 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. **SOLD***
- Lot 33. Approved for a 3 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.
- Lot 34. Approved for a 5 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. **SOLD***

## Septic Restrictions for Ainsley Manor continued...

- Lot 35. Approved for a 5 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.
- Lot 36. Lot is limited to a maximum of 5 bedrooms; maximum house setback of 100 feet off center line of Anniston Court & 100 feet off center line of Ainsley Manor Drive; driveway & utilities to enter off Ainsley Manor Drive or Anniston Court; lift pump required to conventional system; drawdown drain required; no ponds **SOLD***
- Lot 37. Lot is limited to a maximum of 5 bedrooms; maximum house setback of 50 feet off west property line & 100 feet off center line of Ainsley Manor Drive. driveway & utilities to enter along west property line only; lift pump required to conventional system; interceptor or drawdown drain required; **SOLD***
- Lot 38. Lot is limited to a maximum of 4 bedrooms; maximum house setback 100 feet off center line of Amherst Drive & 100 feet off center line of Ainsley Manor Drive; interceptor or drawdown drain required to master drain; no ponds
- Lot 39. Lot is limited to a maximum of 5 bedrooms; maximum house setback of 100 feet off centerline of Amherst Drive; lift pump required to conventional system; interceptor or drawdown drain required; no ponds
- Lot 40. Lot is limited to a maximum of 5 bedrooms; maximum house setback of 100 feet off centerline of Amherst Drive; lift pump required to conventional system; interceptor or drawdown drain required; no ponds **SOLD***
- Lot 41. Lot is limited to a maximum of 5 bedrooms; house site to be determined at time of issuance of subsurface sewage disposal system construction permit; drawdown drain required; lift pump may be required to conventional system; no ponds
- Lot 42. Lot is limited to a maximum of 5 bedrooms; house site to be determined at time of issuance of subsurface sewage disposal system construction permit; drawdown drain required; lift pump may be required to conventional system; no ponds **SOLD***
- Lot 43. Lot is limited to a maximum of 6 bedrooms; drawdown drain required; lift pump may be required to conventional septic system
- Lot 44. Approved for a 4 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.
- Lot 44A. Approved for a 5 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.
- Lot 45. Approved for a 5 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. **SOLD***
- Lot 45A. Approved for a 4 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.
- Lot 46. Approved for a 4 bedroom subsurface drip disposal system. Drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider.

# Ainsley Manor

## DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR AINSLEY MANOR SUBDIVISION PHASE I

THIS DECLARATION is made, published and declared this 08 day of November, 2007, by the "Declarant" or "Developer" and any and all persons, firms or corporations hereinafter acquiring any of the within described property;

WHEREAS, the Declarant is the fee simple owner of real property described as Ainsley Manor in Fayette County, Tennessee; and

WHEREAS, the Developer has caused to be prepared a plan for the development of the Property, to be known as "Ainsley Manor" into residential estate parcels; and

WHEREAS, the Developer has designed Ainsley Manor as a preservation development designed to preserve the natural beauty of the site. Great care has been taken to preserve the mature trees, natural features and majestic views found on the property. The lots within the development are estate sized lots with the storm drainage carried in natural creeks existing on the property.

WHEREAS, the Developer has caused a plat of the Property to be prepared and recorded at Plat Book 9, Page 60 in the Register's office of Fayette County ("Plat"); and

WHEREAS, it is to the benefit, interest and advantage of the Declarant, the Lot Owners, and of each and every person or other entity hereafter acquiring any interest in the Property that certain conditions, restrictions, covenants, reservations and easements be established, fixed, set forth and declared as covenants running with the land;

NOW, THEREFORE, in consideration of the premises, the Declarant does hereby publish and declare that all or any portion of the Property described as Ainsley Manor, Phase I shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations (and subject to all easements, conditions, restrictions, etc., as set out in the Plat), all of which are declared and agreed to be in furtherance of a plan for the development and improvement of the said Property, and the said covenants, conditions, restrictions, uses, limitations and obligations shall run with the land and shall be a burden and a benefit to the Declarant, its successors and assigns, and any person or legal entity acquiring or owning any interest in any portion of the said Property or any improvements thereon, their grantees, successors, heirs, executors, administrators, devisees and assigns.

### ARTICLE I DEFINITIONS

1. "Declarant" shall mean Renaissance Development Company, III – 3157 U.S. Highway No. 64, Suite 200 Eads, Tennessee 38028, their successors and assigns. "Declarant" shall be synonymous with "Developer" for purposes of this Declaration.
2. "Declaration" shall mean this Declaration of Covenants, Conditions, and Restrictions, and any supplementary declaration filed hereto, as this Declaration may, from time to time, be amended in accordance with its terms.
3. "Lots" shall mean and refer to the lots of land designated and shown on the recorded Final Plat of subdivision of Ainsley Manor – Phase I as recorded in the Register's office of Fayette County, Tennessee.
4. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any

Lot which is a part of Ainsley Manor, but excluding those having such interest merely as security for the performance of an obligation, provided, however, that the purchaser at a foreclosure sale or trustee's sale shall be deemed an Owner.

5. "Association" shall mean and refer to Ainsley Manor's Home Owners Association, Inc., a nonprofit, non-stock corporation incorporated under the laws of the State of Tennessee, its successors and assigns. The Association's Charter and Bylaws are, or shall be, recorded in the Register's Office of Fayette County, Tennessee.
6. "Person" means an individual, firm, corporation, partnership, association, trust or other legal entity or any combination thereof.
7. "Property" or "Properties" shall mean that real property being each lot contained within Ainsley Manor – Phase I as recorded in the Register's office of Fayette County.
8. "Improvements" shall mean the structures, walls, pavement, plantings and other additions built or placed on the Lots.

## **ARTICLE II**

### **PROPERTY SUBJECT TO THESE PROTECTIVE COVENANTS AND RESTRICTIONS**

The real property described as Ainsley Manor – Phase I, as platted and recorded in the Register's office of Fayette County, located in Fayette County, Tennessee, which is, and shall be, held, conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations and easements herein contained. Such lots contained in Ainsley Manor are referred to hereinafter collectively as the "Development".

## **ARTICLE III**

### **PURPOSE OF PROTECTIVE COVENANTS AND RESTRICTIONS**

The conditions, restrictions, covenants, reservations and easements herein contained are made and imposed upon said subdivision and each lot contained therein to insure the best use and the most aesthetically appropriate development and improvement of each lot; to protect each owner of each lot against improper use of surrounding lots; to preserve, so far as practicable, the unique character of said subdivision; to encourage and secure the construction of attractive homes on such lots; and in general, to provide adequately for a superior quality of improvements on such lots, and thereby enhance the value of investments made by purchasers of such lots.

## **ARTICLE IV**

### **DURATION OF PROTECTIVE COVENANTS AND RESTRICTIONS**

The conditions, restrictions, covenants, reservations and easements herein contained shall run with and bind each and all of the lots of said subdivision and shall be binding on all parties and all persons claiming under them until January 1, 2025, at which time said covenants shall be automatically extended for successive periods of ten (10) years each. These conditions, restrictions, covenants, reservations and easements, or any one or more of them may be amended, prior to and on such date, by an instrument duly executed and notarized by not less than a simple (1/2+1) majority of the then owners of such lots (one vote per lot) and recorded in the Office of the Fayette County Register; however, these covenants and restrictions may be altered or amended by the Developer, or its assigns or successors by written instrument duly executed and notarized and recorded in the Fayette County Register's Office without the prior approval of any owner of any lot in said subdivision as long as the Developer retains ownership of any lot or lots in said subdivision or retains a majority of votes (as set out above) which from time to time is entitled to vote in the Association, as provided in the Bylaws thereof, including votes arising from Future Phases, as provided in said Bylaws.

**ARTICLE V**  
**ENFORCEMENT OF PROTECTIVE COVENANTS AND RESTRICTIONS**

The Developer, Association and / or any owner of any lot in said subdivision shall have the right to enforce, by any proceedings at law or in equity, all conditions, restrictions, covenants, reservations and easements herein or hereinafter contained or otherwise contained in any deed to any lot in said subdivision against any person or persons violating or attempting to violate any of said conditions, restrictions, covenants, reservations and easements; either to restrain violation or to recover damages for any such violation including, but not limited to, reasonable attorney fees and court costs. Failure by the Developer or any owner to enforce any of such conditions, restrictions, covenants, reservations and easements shall in no event be deemed a waiver of the right to do so thereafter. In the event of the violation of any of the covenants and restrictions contained herein which provides for monetary damages or which the Developer or other party incurs costs or expenses to enforce these covenants and restrictions as provided herein, such monetary damages, costs and expenses shall become a lien upon the Lot to which they are attributable. Invalidation of any one or more of the covenants or restrictions or other provisions herein or hereinafter contained by judgement or court order shall in no way affect any of the other covenants and restrictions herein or hereinafter contained which shall remain in full force and effect.

**ARTICLE VI**  
**SPECIFIC RESTRICTIONS**

The Developer reserves unto itself the right to impose additional specific restrictions upon any lot in said subdivision at the time of sale by said Developer of any of such lots. Such additional restrictions may be made by appropriate provision in the deed, without otherwise modifying the covenants and provisions contained herein. Such additional restrictions as are so made shall apply to the lot or lots on which they are specifically imposed. Any additional restrictions or any variations imposed by the Developer do not set a precedent for future construction.

**ARTICLE VII**  
**ARCHITECTURAL CONTROL**

Architectural control - to promote architectural compatibility and to preserve the value of homes and land within the subdivision, all improvements to the Lots within Ainsley Manor shall be reviewed and approved by The Ainsley Manor Architectural Control Committee (referred to herein as "Architectural Control Committee"), its representative, or committee duly appointed by said Architectural Control Committee. Said Architectural Control Committee shall consist of all of the members of Renaissance Development Company, III or its successor or assigns and may consist of such other parties as the Developer may designate. Mr. Douglas C. Swink (or his successor) shall serve as chairman of said Architectural Control Committee. This covenant shall not be construed to govern the interior design of dwellings nor shall any approval be unreasonably or arbitrarily withheld. In the event that the Architectural Control Committee, or its representative, fails to approve or disapprove such design and site plan within thirty (30) working days after said plans have been submitted, such approval will not be required and this covenant shall be deemed to have been fully complied with. For the purpose of this provision, the term "working days" shall mean Monday through Friday, but excluding any Federal Holidays. The Architectural Control Committee may, at its sole discretion, delegate its obligations, duties, and functions to a third party and in the event of such delegation, said third party shall be vested with the same authority and powers as the Architectural Control Committee as set out herein. The Architectural Control Committee may, at its discretion, retain the services of a third party to assist in the performance of its obligations, duties and functions arising hereunder.

The Architectural Control Committee may promulgate rules governing the form and content of plans to be submitted for approval or requiring specific improvements on the Lots including, without limitation, the exterior lighting and planting and may issue statements of policy with respect to approval or disapproval of the architectural styles or details or other matters which may be presented for approval. Such rules and such statements of policy may be amended or revoked by the Architectural Control Committee at any time and no inclusion in or omission from or amendment of any such rule or statement shall be deemed to find the Architectural Control Committee to approve or disapprove any feature or matter subject to approval or to waive the exercise of the Architectural Control Committee's discretion as to any such matter, but no change of policy shall affect the finality of the Lot of any plans or specifications previously submitted to and approved by the Architectural Control Committee but such approval shall not be deemed a waiver by the Architectural Control Committee in its discretion to disapprove such plans or specifications or any features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use on any other Lot. Approval of any such plans and specifications relating to any Lot, however, shall be final as to the Lot and such approval may not be revoked or

rescinded thereafter provided that the plans and specifications as approved and any condition attached to any such approval have been adhered to and complied with in regard to all structures, fences, hardscapes or barriers on the uses of the Lot in question.

The Architectural Control Committee may charge and collect a reasonable fee for the examination of any plans and specifications submitted for approval pursuant to these restrictions payable at the time such plans and specifications are so submitted.

1. With the exception of the Developer, no structure of any kind or nature, or any fence, entranceway, gate or barrier shall be commenced, erected, placed, or permitted to remain on any of the Lots within Ainsley Manor, nor shall any existing structure, fence or barrier upon any Lot be altered in any way which substantially changes the exterior appearance thereof without the written consent of the Architectural Control Committee; nor shall any new use be commenced on any Lot unless plans and specification shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. Such plans and specifications shall be professionally prepared to industry standards and shall contain such information as may be required by the Architectural Control Committee, but in any event shall include:

A site plan of the Parcel showing the overall nature, materials, color and location of all improvements; including front, sides and rear setbacks of all structures, fences, gates or barriers, and location of driveways, turnarounds, parking spaces, decks, air conditioning equipment, refuse storage and screening; and

Said site plan shall also show the minimum interior heated and cooled area of a single family dwelling, exclusive of open porches and garages, to be 4,000 square feet for a one story dwelling. A one and a half to two story dwelling shall have at least 4,000 heated and cooled square feet and shall, additionally, have at least 2,200 square feet on the ground floor: provided, however, the Architectural Control committee shall have the right to vary the for any Lot for the orderly development of and integrity of Ainsley Manor; and

Existing and proposed grading plan, tree clearing plan and proposed landscaping and hardscaping plans for the Lot; and

Mailboxes and front yard exterior light standards if desired, the design, material and location to be specified by the Architectural Control Committee, said light standards to be operated by a photo cell; and

Where a drainage pipe may be required for a driveway, a masonry head wall of decorative stone used in the theme of the development or brick which matches the residence on the Lot shall be required on each end of the drive culvert at the lot entranceway and the design, material and location must be approved by the Architectural Control Committee; and

Architectural plans shall include floor plans, all exterior elevations, building sections and details of cornice, front entrance, porches, rails, and other details, etc. of special or unique importance or character. Said plans shall include adequate data and detail as to the overall exterior materials, and color scheme and the overall kind, style, shape, height, materials and quality of the proposed structure and other improvements. Architectural plans shall also include a plan and elevations of any planned lot entranceway and/or gate structure of either automatic or manual function. All entrance improvements shall be subject to the review and approval of the Architectural Control Committee even if said improvements are not done concurrently with home construction.

NOTE: The Architectural Control Committee may require additional data or more detailed plans should the items noted above not be adequately covered or should a design of unique quality or merit require such for full review and approval.

2. In the event the Architectural Control Committee fails to approve or disapprove any plans and specifications as herein provided within thirty (30) working days after submission thereof, the same shall be deemed to have been approved as submitted and no further action shall be required.



3. If any structure, fence, or barrier shall be altered, erected, placed or maintained (including exterior maintenance) upon any Lot or any new use commenced on any Lot, otherwise than in accordance with plans and specifications approved by the Architectural Control Committee as required herein, such alteration, erection, maintenance, or use shall be deemed to have been undertaken in violation of the restrictions herein and without the approval required herein, and unless deemed acceptable or appropriate upon written notice from the Architectural Control Committee any such structure, fence, hardscape or barrier so altered, erected, placed or maintained upon any Lot in violation hereof shall be removed or re-altered, and such use shall be terminated so as to extinguish such violation. If fifteen (15) days after the notice of such violation, the Owner or Owners of the Lot upon which such violation exists shall not have taken reasonable steps towards the removal or termination of the same, the Developer or the Association by its officers or directors shall have the right through its agents and employees to enter upon such Lot and to take such steps as may be necessary to extinguish such violation, and the costs thereof shall be a binding personal obligation of such Owner as well as a lien upon the Lot in question upon the recording of such with the Office of the Register of Fayette County, Tennessee.
4. Any agent of Developer or of the Architectural Control Committee may, at reasonable times, enter upon and observe any Lot and any improvements thereon for the purposes of ascertaining whether the maintenance of such Lot and the maintenance, construction, or alteration of structures thereon are in compliance with the provisions of these restrictions, and no such persons shall be deemed to have committed a trespass or other wrongful acts by reason of such entry or observation.
5. The Architectural Control Committee shall use its best efforts in the exercise of its duties; however, the Committee, and its members shall not be liable for any decision made in the exercise of its duties, or for any comments, suggestions and/or redesigns resulting from the Design Review Process.
6. The Architectural Control Committee shall have the right to enforce by any proceeding at law or in equity all architectural conditions and restrictions placed upon any Lot against any person or persons violating or attempting to violate any of said conditions or restrictions; either to restrain violation or to recover damages for any such violation including, but not limited to, reasonable attorney fees and court costs. Failure by the Architectural Control Committee to enforce any of such proceedings shall in no event be deemed a waiver of the right to do so thereafter.
7. Should a request to the Committee come from a Committee member, the other members of the Committee shall select a disinterested Lot Owner to take the place of the Committee member making the request.
8. Upon completion of the construction or alteration of any structure in accordance with the plans and specifications approved by the Architectural Control Committee, the Architectural Control Committee shall, upon written request of the Owner thereof, issue a letter of compliance in form suitable for recordation, identifying such structure and the Lot on which such structure is placed and stating that the plans and specifications, location of such structure and the use or uses to be conducted thereon have been approved and that such structure complies therewith. Preparation and recording of such letter shall be at the expense of the Owner of such Lot. Any letter of compliance issued in accordance with the provisions of this paragraph shall be prima facie evidence of the facts therein stated, and as to any purchaser or encumbrancer in good faith and for value or as to any title insurer, such letter shall be conclusive evidence that all structures and the use or uses described therein comply with all the requirements of these restrictions and all other requirements as to which the Architectural Control Committee exercises any discretionary or interpretive powers.

**ARTICLE VIII**  
**PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS**

1. All homes within Ainsley Manor shall be constructed or supervised by a licensed and registered builder with the State of Tennessee.
2. All lots in Ainsley Manor are hereby restricted to private residential dwellings for residential use. All of such lots shall be known and described as single family residential lots and are not to be re-subdivided into smaller lots without the prior written approval of the Developer. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other building of temporary character shall be used on any portion of said Property at any time as a permanent residence, either temporarily or permanently.
3. The minimum square footage for a residence shall be 4,000 heated and cooled square feet if a one-story residence. A one and one-half or two-story residence shall have at least 4,000 heated and cooled square feet and shall, additionally, have at least 2,200 square feet on the ground floor. The Architectural Control Committee shall, in its sole discretion, have the ability to vary the minimum square footage.
4. Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for the Developer to maintain, during the period of the sale of said Lots, upon such portion of the premises as Developer deems necessary, such facilities as, in the sole opinion of Developer, may be reasonably required, convenient or incidental to the sale of said Lots, including, but without limitation, a business office, storage area, construction yard, signs, model units, and sales office.
5. Any dwelling shall have a certificate of occupancy issued by the Fayette County Department of Code Enforcement or other entity which may possess the legal authority to issue such a certificate within two hundred seventy (270) days from the date an engineering firm performs the pre-pour inspection of the foundation, and failure to comply with this condition shall result in a payment by the Lot Owner of \$50.00 per day as liquidated damages to the Developer until the dwelling is issued a certificate of occupancy. If such pre-pour inspection of the foundation is not obtained, the 270-day time period shall commence to run on the date the building permit is issued to construct improvements upon the Property. The Developer shall, in its sole discretion, have the ability to lengthen the time for issuance of a certificate of occupancy to be issued.
6. No building material of any kind or character shall be placed or stored upon any lots until the owner is ready to commence construction. Building materials shall not be placed or stored in the street right-of-way or within 30 feet of the edge of the road pavement. Contractors performing work shall have placed on the lot a commercial refuse container, once framing of the structure has begun, for holding all construction refuse. Construction sites shall be cleaned prior to each weekend during all phases of building construction or remodeling. If a lot owner fails to comply with this condition within ten (10) days after written notice to the last known address of such lot owner, the Developer may perform such maintenance and recover the cost thereof from the lot owner, including reasonable collection and attorney's fees. Owner's conducting remodeling operations or construction operations shall use commercial steel refuse bins. The burning or burying of household trash or refuse is prohibited. Burning of trees, brush and construction materials (wooden materials only) is allowed only during the initial clearing of house site and during the initial stages of house construction. Only small controlled burns are allowed if there is no imminent danger to the development, other construction sites or private residences.
7. All buildings, including any freestanding buildings or other structures erected, shall conform to the applicable setback requirements of the zoning law having jurisdiction, provided, additionally, that on no lot shall any structure or accessory building be located nearer to the street than the rear building line of the principal building without the prior written consent of The Canterbury Manor Architectural Review Committee.
8. The presently required building setbacks, as shown and noted on the Final Plat, are subject to change, either by (1) amendment of Fayette County Zoning Resolution, (2) because of an extension of public sanitary sewer into the subdivision or (3) by attachment of a municipal jurisdiction resulting from annexation or incorporation. In no event, however, shall such change necessitate the recording of a revised plat or cause any building, conforming to the

protective covenants at the time of its erection or placement, to be thereafter considered in violation of the covenants.

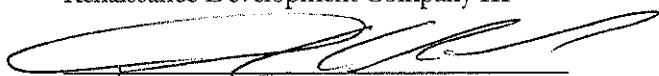
9. All residences must have a private, fully-enclosed garage which will accommodate a minimum of three (3), but not more than five (5) automobiles for vehicle parking. No principal front loading garages shall be allowed. Detached secondary garages may face the public street with written approval from the Architectural Control Committee. Carports and freestanding canopies of any kind are not permitted without the prior written approval of the Architectural Control Committee.
10. No recreation vehicles or commercial vehicles, including but not limited to boats, boat trailers, house trailers, motorhomes, camping trailers, motorcycles, all terrain vehicles, pick-up trucks, or similar type items shall be kept other than in the garage or otherwise screened from the view of neighbors or the public streets.
11. All equipment, utility meters, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighbors or the roads. All rubbish, trash, or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.
12. All secondary electric service lines shall be run underground from its primary source to the residence and/or any outbuildings at the owner's sole expense. Electric meters shall be placed adjacent to the residence and not located at the public streets. Gas meters shall not be located adjacent to the residence.
13. Without prior written approval and the authorization of the Architectural Control Committee, no exterior television or radio antennas or satellite dishes of any sort with the exception of a satellite dish no larger than 18" in diameter, if located out of public view, shall be placed, allowed, or maintained upon any portion of the improvements located upon the Property nor upon any structure situated upon the Property.
14. Exterior security lighting shall be directed toward the ground and not toward adjacent parcels or the roads.
15. No fences, walls or other such features shall be erected on any lot without the prior written approval of the Architectural Control Committee. Fences constructed along side property lines may extend from the rear of the property to the front corner of the residence. Fences along side property lines may extend past the front corner of the residence towards the road only with the express written approval of the Architectural Control Committee, at its sole discretion. Fences constructed along any property line shall be in conformance with the accepted fence design for Ainsley Manor Subdivision. Privacy fences shall not be permitted along the property lines of each Lot without the express written approval of the Architectural Control Committee. Privacy fences may be approved on the interior of the property for the purpose of screening a portion of the property around pools, gardens, etc..
16. All driveways shall be of a concrete or asphalt surface. Any security gate installed by any Lot owner on any Lot must meet the requirements of the fire code of Fayette County and shall be configured to allow two standard size automobiles to enter the drive without blocking the public roadway.
17. In order to preserve the natural beauty of the development, no tree larger than eight (8) inches in diameter measured twelve (12) inches from the grade shall be removed, unless it is dead and poses a threat to the safety and health of the individuals residing in the residence, without the approval of the Architectural Control Committee. Each Lot owner shall be responsible for planting a minimum of two deciduous trees (three inches in caliper) between the front of the residence and the road prior to taking occupancy of the residence.
18. The owner of each lot(s) shall be responsible and held liable for maintaining, whether or not any improvements have been made thereon, the condition of his/its lot(s), including but in no way limited to, clearing of any trash or litter, having the grass cut to a reasonable length and keeping the property in a general state of repair so as not to disturb or aesthetically offend the character of the surrounding lots. If a lot owner fails to comply with this condition within ten (10) days after written notice to the last known address of such lot owner, the Developer may perform such maintenance and recover the cost thereof from the lot owner, including reasonable collection and attorney's fees.
19. Perpetual easements for utility and drainage are reserved as shown on the Final Plat recorded in Register's office of Fayette County. No owner shall, within any such easement areas or at other locations whether within or without

designated areas, place or permit any structures, fencing, plants or other materials which may damage or interfere with the installation and maintenance of utilities and/or interfere with the positive natural drainage established by the Developer. Further, no owner shall install any improvements or modify any existing grades in such a manner as would impair the positive natural flow of water from or onto the owner's lot. The easement area and drainage facilities on each lot shall be maintained continuously by the owner of such lot.

20. Each lot owner is prohibited from obstructing the free flow of water drainage, or diverting or changing such drainage in any manner, which may result in damage to any other lot owner. If a lot owner shall propose to establish a body of water upon any lot, the owner shall have said body of water approved by the Division Ground Water Protection, and designed by a licensed engineer experienced in the field of hydrology and shall submit said design to the Developer for approval. Submittal shall contain a statement from the engineer that the watershed provided by existing drainage conditions are adequate to provide water to the body of water under development.
21. All swimming pools must be sunken in the ground. No above ground pools will be permitted. Any colorful playground equipment placed on a lot shall be screened from public view.
22. All vegetable gardens shall be located no closer to the street than the rear of the house.
23. It shall be the sole responsibility of the lot owner or owner's agents, employees, contractors, sub-contractors, or assignees to determine if erosion control measures including, but not limited to, silt fencing may be required to comply with all local, state and federal ordinances, laws, rules and regulations. If such erosion control measures are required then, in that event, it shall be the sole responsibility of the lot owner, or its agents or contractors to take all steps necessary to insure that all erosion control measures are fully complied with and maintained prior to, during and after construction of the referenced property. The Tennessee Department of Environment and Conservation (TDEC), Division of Water Pollution Control requires the owner of property to maintain adequate drainage and erosion control measures at the property and to maintain such measures throughout construction of the improvements upon the property. If the Lot Owner is a builder or contractor, intending to construct a home for resale, it will, within fifteen (15) days following the date it takes title to the Lot contact TDEC and file the Notice of Intent for Construction Activity and Storm Water Pollution Prevention Plan (SWPPP) and furnish such other forms and information as may be required by TDEC to obtain a new tracking number for the Lots purchased by Buyer. Otherwise, the Lot Owner will require its builder or contractor, when selected, to file a Notice of Intent for Construction Activity with TDEC no less than ten (10) days prior to the commencement of construction or disturbance of the Property. If, at that time, the Developer has fully discharged its obligations to TDEC regarding the original permit on the Subdivision and the Developer's permit has been or is about to be released by TDEC, the Lot Owner or its builder or contractor may have to submit additional information to TDEC to obtain a new permit and tracking number for the Property.
24. The lot owner shall establish and maintain a fully grassed or sodded side ditch along all public right-of-ways to the satisfaction of the Developer and the Fayette County Public Works officials. No lot shall have a private drainage structure within its boundaries, excluding public right of ways, greater than 6 inches in internal diameter unless provided with child guards to prevent small children from being carried into the culvert by force of water.
25. Ainsley Manor is not serviced by an overall sewer system. All lots have already been "pre-approved", but the location and design of individual systems must be coordinated with Groundwater Protection. Each Lot owner shall be responsible for the installation and maintenance of an individual septic system which shall be approved by the local health authorities. The system is to be installed according to Ground Water Safety standards with the approval of all appropriate agencies as determined by Fayette County and the Tennessee Department of Environment and Conservation – Ground Water Division. Lot Owners must contact the Fayette County Division of Groundwater Protection in Somerville prior to any lot grading or construction to determine the location and design of the individual septic system.
26. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot; except horses, dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. No kennel or dog run shall be placed in a location, which is visible from streets or creates a neighborhood nuisance and any fencing for same shall be subject to other restrictions herein as applies to fencing.

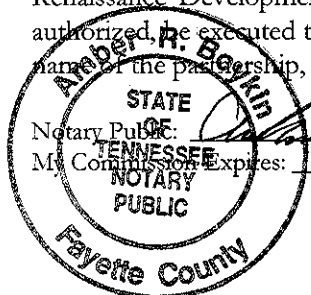
27. Horses shall be pastured at a total population of no more than 2 live horses and one yearling colt per 2 acres of fenced, open, treeless pastureland. Woodlands shall not be cleared for any purpose without the approval of the Architectural Control Committee, and shall never be cleared or reduced in size for the purpose of expansion of grassland pasture for equestrian feeding.
28. Horses shall be kept so as not to cause the decimation of pasturelands and any ruts, trails or animal induced erosion shall be promptly repaired by the owner.
29. Animal waste. Horse manure shall be gleaned from the fields where horses stand regularly or from confined spaces where they are kept no less than weekly and shall be placed in suitable manure holding piles or composting pits away from property lines, buildings, drives and roads. Manure shall not be allowed to leach into stormwater run-off.
30. No commercial sign of any kind or in any form shall be located on any lot or in the street right-of-way without the express written consent of the Architectural Control Committee – at it's sole discretion , except a single sign not larger than six (6) square feet advertising real estate for sale or rent, said real estate signs must meet the sign requirements of the Architectural Control Committee. The Developer reserves the right to place such signs, billboards, posters, and other advertising devices as it deems appropriate within the subdivision in accordance with Fayette County Zoning Regulations, until all lots in the subdivision have been sold by said Developer. No political sign, poster or other standard or banner shall be placed in a visible location on any lot that is larger than six (6) square feet in total area. Political signs may be placed in lots no earlier than 45 days prior to the event of election and shall be removed within 48 hours of the completion of the event of election and shall not exceed one per current elective race.
31. No commercial use shall be made of any lot except a discreet and incidental home occupation conforming to all applicable provisions of the zoning law having jurisdiction. No lot may be used for incidental or principal outdoor storage, maintenance or repair of any equipment used in the conduct of a business elsewhere.
32. Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions an provisions hereof and all easements, restrictions and covenants set out in the Final Plat of Ainsley Manor, Phase I as recorded in the Register's Office of Fayette County.
33. No obnoxious or offensive trade or activity shall be carried on upon any Parcel in this development nor shall anything be done thereon which may be or become an annoyance or nuisance to other Owners within Canterbury Manor.
34. Declarant hereby reserves for itself and the Association a perpetual easement over and upon the Lots within Ainsley Manor, for the purpose of erecting, maintaining, repairing or replacing the Ainsley Manor entrance structures, subdivision identification features, and decorative fencing. The easement will be located where the entrance structures, subdivision identification features, and decorative fencing are constructed.

Declarant  
Renaissance Development Company III


  
Douglas C. Swink, General Partner

State of Tennessee – County of Shelby

On this 8<sup>th</sup> day of November 2007, before me personally appeared Douglas C. Swink, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged himself to be the general partner of Renaissance Development Company, III a Tennessee general partnership, and who further acknowledged that, being duly authorized, he executed the forgoing instrument for the purposes therein contained on behalf of said partnership by signing the name of the partnership, by himself as such general partner.



07009948



10 PGS : AL - RESTRICTIVE COVENANTS	
ED BATCH: 32075	
11/08/2007 - 11:55 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE OF TENNESSEE, FAYETTE COUNTY

**EDWARD PATTAT**  
REGISTER OF DEEDS

**FIRST AMENDMENT  
TO  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR THE AINSLEY MANOR SUBDIVISION**

This First Amendment to the Declaration of Protective Covenants and Restrictions for Ainsley Manor Subdivision is made as of the 29<sup>th</sup> day of November, 2007 by Renaissance Development Company III, hereinafter referred to as "Declarant" or "Developer".

WITNESSETH:

Whereas, Declarant did enter into that certain Declaration of Protective Covenants and Restrictions for Ainsley Manor Subdivision, the same being of record at Instrument Number 07009948 in the Register's Office of Fayette County, Tennessee (the "Declaration"); and

Whereas, Declarant does desire to amend said Declaration as follows:

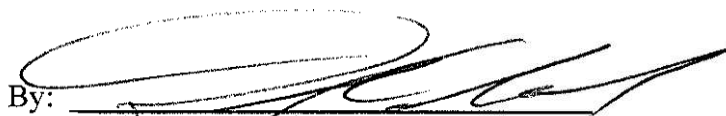
Now, therefore, Declarant does hereby amend the Declaration as follows:

1. All Lots in Ainsley Manor Subdivision shall be subject to the Charter and Bylaws of Ainsley Manor Homeowners' Association, Inc., copies of which are hereby ratified and approved, and are attached hereto and incorporated herein by reference.

2. All other provisions of the Declaration not herein specifically amended shall remain in full force and effect.

In witness whereof, the undersigned Declarant herein has set hereunto set forth its hand as of the 29<sup>th</sup> day of November, 2007.

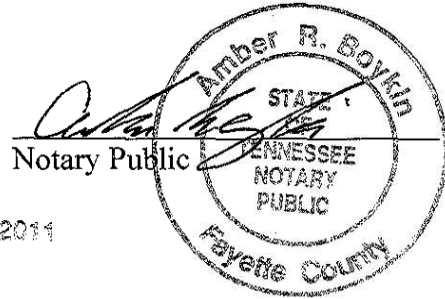
Renaissance Development Company III  
a Tennessee general partnership

By:   
Douglas C. Swink, general partner

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the aforesaid jurisdiction, personally appeared Douglas C. Swink, personally known to me or proven upon satisfactory evidence to be the person described in the foregoing instrument, and who acknowledged himself to be the general partner of Renaissance Development Company III, a Tennessee general partnership, and who further acknowledged that, being duly authorized, he executed the foregoing instrument for the purposes therein contained on behalf of said partnership by signing the name of the partnership by himself as such general partner.

Witness my hand and official seal this the 29<sup>th</sup> day of November, 2007.



My Commission Expires: My Commission Expires May 29, 2011



BYLAWS  
OF  
AINSLEY MANOR HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I

Name. The name of this corporation is Ainsley Manor Homeowners' Association, Inc.

ARTICLE II

Applicability. These Bylaws and each provision thereof shall be applicable to (1) all Lots and Members, as defined in the Declaration of Protective Covenants and Restrictions for Ainsley Manor Subdivision, as the same is of record at Instrument Number 07009948 in the Register's Office of Fayette County, Tennessee, and are further amended hereby (collectively the "Declaration" or the "Covenants"), and as the same may be subsequently amended, AND (2) all Lots and Members of additional residential phases of Ainsley Manor subdivision which may be developed by Developer, (the "Future Phases"), and for which Developer elects to make a part of the Association.

Ainsley Manor is a subdivision in Fayette County, Tennessee, as the same is more particularly described in Plat Book 9, Page 60, in the Register's Office of Fayette County, Tennessee, as the same may be from time to time amended, and such subdivision, and the Future Phases thereof which may hereafter be developed are hereinafter sometimes collectively referred to as the "Development".

Declarant may, now or at any time in the future until one year following the date Developer sells its last Lot in the Development, and in its sole discretion, regardless of whether Developer retains any lots in the Development, create additional residential phases of Ainsley Manor and may elect to add those Future Phases to the Association, in which event, the Owner or Owners of each lot in such Future Phases shall become Members of the Association as provided herein, duly entitled to all rights, obligations and privileges associated with such membership. Future Phases shall be deemed to be residential developments of land included in the original plat of the Development, as described herein, as outparcels which are later subdivided into residential lots, together with any other land contiguous to Ainsley Manor, which is now owned by Developer or which may become owned by Developer and is so owned at the time the election is made for such development to become part of Ainsley Manor, and for which development a subdivision plat is recorded in the Register's Office of Fayette County, Tennessee, and an election is made by Developer, during the time period specified herein, to make such development a part of Ainsley Manor and to make the Owner or Owners of Lots therein members of the Association and the recordation of such election in the Office of the Register of Fayette County, Tennessee. The development of Future Phases may be a single or multiple developments and each such multiple development shall be deemed a separate Future Phase of Ainsley Manor, as provided herein.

ARTICLE III

Section 1. Eligibility. The Owner or Owners, as defined in said Declaration or similar declaration relating to the Future Phases, of a Lot, who have become such in compliance with all of the requirements and conditions contained in the Declaration, similar declaration relating to Future Phases, and these Bylaws, shall be entitled to attend and vote at all meetings of the Association. The

Declarant shall be considered the Owner of each Lot which is unsold by it. Ownership of a Lot shall be the sole qualification for membership in the Association, except for Declarant, which shall remain a Member of the Association for a period of time until one year following the date it sells its last lot in the Development, as such time period may be extended by the development and addition of Future Phases.

Section 2. Classification of Members and Voting Rights. Members shall be divided into two classes, denominated as Class A Members and Class B Members, defined as follows:

Class A. Class A Members shall be the Owners and shall be entitled to one (1) vote for each Lot owned at all meetings of the Association. When more than one person holds an interest in any Lot, all such persons shall be Members, however there shall be only one (1) vote by and among the collective owners of any one (1) Lot. The vote allocated to that Lot shall be cast by the one authorized by such two or more Owners, and in the event of failure of such authorization, no vote shall be recorded for that Lot. Where only one of two or more Owners of a lot is present in person at a meeting, such one shall be presumed to be authorized by all Owners of said Lot and shall be entitled to cast the vote with respect for that Lot. Where one person or a group of persons owns more than one Lot, such person or group shall be entitled to cast one (1) vote for each Lot owned. In no event shall more than one (1) vote be cast with respect to any Lot.

Class B. Class B Members shall be the Declarant. Class B Members shall be entitled to a number of votes for each Lot owned in the Development and any Future Phases thereof which have been developed into residential lots and a plat thereof recorded, which number of votes for each such Lot shall be the total number of Lots in the Development PLUS one (1), until such time or times as the Future Phases have been developed, in whole or in part, a plat thereof recorded, and an election made of record by Declarant that such Future Phase or Phases become part of the Association, at which time the Class B Members shall have a number of votes for each Lot owned equaling the total number of Lots in the Development and the Future Phases which have plats recorded, PLUS one (1). Upon the addition of one or more Future Phases of the subdivision, as provided herein, the number of votes among the Class B Membership shall be readjusted based upon the number of lots in the Future Phases, as provided herein. The Class B Membership shall cease and shall be converted to Class A Membership on the happening of either of the following events, whichever occurs first:

(a) Declarant owns no Lots in the Development or Future Phases which have been made a part of the Association and the time period for addition of Future Phases has lapsed as provided herein; or

(b) When the Declarant determines it to be in the best interest of the Association to cease Class B Membership and elects to terminate said Class B Membership.

The Class B Membership shall be automatically reinstated upon the recordation of the plat of Future Phases of the subdivision and upon recordation of the election of such future phase to become part of the Subdivision and of the Association, as provided herein.

## ARTICLE IV

Section 1. Place of Meeting. Meetings of the membership shall be held at the principal office or the place of business of the Association or at such other suitable place convenient to the membership as may be designated by the board of directors.

Section 2. Annual Meetings. The annual meetings of the Members of the Association shall be held at 7:00 P.M. on the second Tuesday in April of each year, beginning in 2008. At such meeting there shall be elected by secret written ballot of the Members a Board of Directors in accordance with the requirements of Section 5 of Article V of these Bylaws. The Members may also transact such other business of the Association as may properly come before them.

Section 3. Special Meetings. It shall be the duty of the President to call a special meeting of the Members as directed by resolution of the Board of Directors or upon a petition signed by Members representing at least ten percent (10%) of the total number of votes entitled to be cast on any issue proposed to be considered at the proposed special meeting having been presented to the Secretary. 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 notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Member of record, at his address as it appears on the membership book of the association, if any, or if no such address appears, at his last known place of address, at least ten (10) days but no more than two (2) months prior to such meeting. Service may also be accomplished by the delivery of an such notice to the Member at his last known address by deposit in the box or slot for the United States mail. Notice by either such method shall be considered as notice served. Attendance by a Member at any meeting of the Members shall be a waiver of notice by him of the time, place and purpose thereof.

Section 5. Quorum. The presence, either in person or by proxy, of Members representing at least one-half plus one (1) of the total votes of Members entitled to be cast with respect to any question, shall be requisite for, and shall constitute a quorum for, the transaction of business at all meetings of Members. It is not necessary that the presence of Members or proxies entitled to cast one half plus one (1) of all the votes of each class of membership be present to constitute a quorum so long as one half plus one (1) of all the votes of all classes of membership combined are present. If the required quorum is not present, the Members who are present, either present or by proxy, may except as provided by law, adjourn the meeting to a time not less than 48 hours from the time the original meeting was called. If the number of Members at a meeting drops below the quorum and the question of a lack of a quorum is raised, no business may thereafter be transacted.

Section 6. Adjourned Meeting. If any meeting of Members cannot be organized because a quorum has not attended, the Members who are present, either in person or by proxy, may, except as otherwise provided by law, adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

Section 7. Voting. At every meeting of the Members, each of the Members shall have the right to cast his vote on each question. The vote of Members representing a one half plus one (1)

majority of the total votes cast, in person or by proxy, provided a quorum exists, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of statute or the Charter of Incorporation, or the Declaration, or of these Bylaws, a different vote is required, in which case such express provision shall govern and control. No Member shall be eligible to vote, either in person or by proxy, or be elected to the Board of Directors, who is shown on the books or management accounts of the Association to be more than sixty (60) days delinquent in any payment due the Association.

Section 8. Proxies. Any Member may appoint any other Member or the Developer or any other person permitted by law or by these Bylaws as his proxy. In no case may any Member (except the Developer) cast more than one vote by proxy in addition to his own vote. Any proxy must be in writing and must comply with all requirements imposed by law or by these Bylaws.

Section 9. Action Without Meeting. Whenever the vote of Members at a meeting thereof is required or permitted to take any action in accordance with any statute, the Declaration or these Bylaws, such meeting and vote may be dispensed with if all Members who would have been entitled to vote upon such action receive a written ballot from the Association. The written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. Approvals shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required to be present at any meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

Section 10. Order of Business. The order of business at all regularly scheduled meetings of the Members shall be as follows:

- (a) Roll call and certificate of proxies.
- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of Officers, if any.
- (e) Reports of committees, if any.
- (f) Unfinished business.
- (g) New business.
- (h) Election or appointment of inspectors of election.
- (i) Election of directors.

In the case of a special meeting, items (a) through (d) shall be applicable and thereafter the agenda shall consist of the items specified in the notice of the meeting.

## ARTICLE V.

Section 1. Number and Qualification of Board. The affairs of the Association shall be governed by the Board of Directors composed of at least two (2) persons and not more than seven (7) persons, a majority of whom shall be Members of the Association, except as provided herein. Until such time as the Class B membership has ceased as provided herein, non-members of the Association may serve as directors and officers of the Association and any prohibition or restriction contained herein of non-members so serving shall not apply until such time as the Class B membership has been terminated as provided hereby. Any prohibition against non-members of the Association so serving shall be suspended again upon the reinstatement of the Class B Membership following the addition of Future Phases, as provided herein.

Section 2. Initial Directors. The initial directors shall be elected by the Developer and need not be members of the Association. The names of the Directors who shall act as such from the date upon which the Declaration are recorded in the Register's Office of Fayette County, Tennessee, until the first annual meeting of the Members or until such time as their successors are duly chosen and qualified are as follows:

1. William S. Ollar
2. Douglas C. Swink
3. Donnie W. Culver

Section 3. Power and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and the subdivision and may do all such acts and things as are not by law or by these Bylaws directed to be exercised and done by the Members. The powers and duties of the Board of Directors shall include, but not be limited to, the following:

To provide for:

(a) Care and upkeep of the common open space and common features, including without limitation, walls, fences, entrance features and landscaping as shown on the Plat of the subdivision and any other properties charged to the care of the Association, including establishing reserves for repairs or replacements.

(b) Establishment and collection of assessments and/or carrying charges from the Members and for the assessment and/or enforcement of liens therefor in a manner consistent with law and the provisions of these Bylaws and the Declaration.

(c) Designation, hiring and/or dismissal of the personnel necessary for the good working order of the Development and to provide services for the community in a manner consistent with law and the provisions of these Bylaws and the Declaration.

(d) Enforcing the protective covenants, restrictions, and easements as shown on the Plat of the subdivision, contained in the Declaration or set out herein, and the promulgation and enforcement of such rules and regulations and such restrictions or requirements as may be deemed

proper respecting the use, occupancy and maintenance of the Development, all of which shall be consistent with law and the provisions of these Bylaws and Declaration.

(e) From time to time, to assess each Owner with its prorata share of the operating expenses of the Association, which may include the costs of maintaining the common open space and common features, administration of the affairs of the Association, and such other items as may be permitted or required pursuant to the Declaration, these Bylaws or by law. Any such assessments shall be prorated among the Lots by dividing the total of such expenses by the number of Lots in the Development. The Board of Directors may determine at what frequency it will make such assessments, but the same shall be made *no less than annually*.

Section 4. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a Member of the Board of Directors, and one or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the 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 annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-members, as may then be permitted.

Section 5. Election and Term of Office. The term of the Directors named herein shall expire when their successors have been elected at the first annual meeting of Members and are duly qualified. At the first annual meeting of the Members, the Members shall determine the number of Directors consistent with these Bylaws, who shall constitute the Board of Directors to serve until the next annual meeting and until their successors have been elected and duly qualified. The term of office of each Director thereafter shall be for a period of one (1) year or until their successors shall have been elected and hold their first meeting.

Section 6. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the membership shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a director until a successor is elected by the Members at the next annual meeting.

Section 7. Removal of Directors. At a regular meeting or special meeting duly called for such purpose, any Director may be removed with or without cause by the affirmative vote of the majority of the entire membership of record and a successor may then and there be elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Members shall be given an opportunity to be heard at the meeting. The term of any Director who becomes more than sixty (60) days delinquent in payment of any assessments and/or carrying charges due the Association shall be automatically terminated and the remaining Directors shall appoint his successor as provided in Section 6 of this Article.

Section 8. Compensation. No compensation shall be paid to Directors for their services as Directors. After the first annual meeting of the members, no remuneration shall be paid to a Director who is also a Member of the Association for services performed for the Association in any

other capacity unless a resolution authorizing such remuneration shall have been adopted by the Board of Directors before the services are undertaken.

Section 9. **Organizational Meeting.** The first meeting of a newly elected Board of Directors shall be held within ten (10) days of election at which such Directors were elected, and no notice shall be necessary to the newly-elected Directors in order legally to constitute such meeting, provided a majority of the whole Board of Directors shall be present.

Section 10. **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 two (2) such meetings shall be held during each calendar year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least two (2) days prior to the day named for such meeting.

Section 11. **Special Meetings.** Special meetings of the Board of Directors may be called by the President on two (2) days' notice to each Director, given personally or by mail, telephone or telegraph, which notice shall state the date, time and place (as hereinabove provided), but not necessarily the purpose, of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least one-third of the Directors.

Section 12. **Waiver of Notice.** Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board of Directors shall be a waiver of notice by him of the time, place and purpose thereof. If all the Directors are present and remain present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

Section 13. **Quorum.** At all meetings of the Board of Directors a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

Section 14. **Action Without Meeting.** Any action of the Board of Directors required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Board of Directors shall individually or collectively consent in writing to take such action without a meeting. Such written consent or consents describing the action taken and signed by each Director shall be filed with the minutes of the proceedings of the Board of Directors. If all Directors consent to taking such action without a meeting, the affirmative vote of the number of Directors that would be necessary to take such action at a meeting is the act of the Board.

Section 15. **Fidelity Bonds.** The Board of Directors may require that all officers and employees of the Association handling or responsible for the Association's trust funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

## ARTICLE VI.

Section 1. Designation. The principal officers of the Corporation shall be a President, Secretary and Treasurer, all of whom shall be elected by the Board of Directors. Prior to the first annual meeting of Members, the officers of the Association need not be Members of the Association. The Directors may appoint an assistant secretary and an assistant treasurer and such other officers as in their judgment may be necessary. The offices of Secretary and Treasurer may be filled by the same person.

Section 2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board of Directors.

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

Section 4. President. The President shall be the chief executive officer of the Association. In the event he is also a member of the Board of Directors, he shall preside at all meetings of the Members and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of president of an association, including, but not limited to, the power to appoint committees from among the membership from time to time as he may, in his discretion, decide is appropriate to assist in the conduct of the affairs of the Association.

Section 5. Vice President. If there shall be one elected, 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 shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be delegated to him by the Board of Directors.

Section 6. Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Members of the Association; he shall have custody of the seal of the Association, if any; he shall have charge of the membership transfer books and of such other books and papers as the Board of Directors may direct; and he shall, in general, perform all duties incident to the office of Secretary.

Section 7. Treasurer. The Treasurer shall have responsibility for corporate funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors.

## ARTICLE VII.

Section 1. Liability and Indemnification of Officers and Directors. The Association shall indemnify every officer and Director of the Association 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 the settlement of any such suit or proceeding) if approved by the then Board of Directors of the Association to which he may be made a party by reason of being or having been an officer or Director of the Association, whether or not such person is an officer or Director at the time such expenses are incurred. The officers and Directors of the Association shall not be liable to the Members of the Association for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The officers and Directors of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association of the Development (except to the extent that such officers or Directors may also be Owners of Lots within the subdivision), and the Association shall indemnify and forever hold each such officer and Director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or Director of the Association or former officer or Director of the Association may be entitled.

Section 2. Common or Interested Directors. The Directors shall exercise their powers and duties in good faith and with a view to the interest of the Association and the subdivision. No contract or other transaction between the Association and one or more of its Directors, or between the Association and any corporation, firm or association (including the Developer) in which one or more of the Directors of this Association are Directors or officers or are pecuniarily or otherwise interested, is either void or voidable because such Director or Directors are present at a meeting of the Board of Directors or any committee thereof which authorizes or approves the contract or transaction, or because his or their votes are counted for such purpose, if any of the conditions specified in any of the following subparagraphs exist:

(a) The fact of the common directorate or interest is disclosed or known to the Board of Directors or a majority thereof or noted in the minutes, and the Board authorizes, approves, or ratifies such contract or transaction in good faith by a vote sufficient for the purpose; and

(b) The contract or transaction is commercially reasonable to the Association at the time it is authorized, ratified, approved or executed.

Common or interested Directors may be counted in determining the presence of a quorum of any meeting of the Board of Directors or committee thereof which authorizes, approves or ratifies any contract or transaction with like force and effect as if he were not such Director or officer of such other corporation or not so interested.

## ARTICLE VIII.

Section 1. Management and Common Expenses. The Association, acting by and through its Board of Directors, shall manage, and operate the affairs of the Association and, for the benefit of the Lots and the Owners thereof shall enforce the provisions hereof and shall pay out of the common expense fund herein and elsewhere provided for, the following:

(a) the cost of such insurance as the Association may effect;

(b) The cost of providing such legal and accounting services as may be considered necessary to the operation of the Development;

(c) The cost of any and all materials, supplies, labor, services, maintenance, repairs, taxes, assessments or the like, which the Association secures in the discretion of the Board of Directors or by the vote of the Members shall be deemed necessary or proper.

(d) The cost of the maintenance or repair on any Lot in the event such maintenance or repair is reasonably necessary in the discretion of the Board of Directors to protect the common open space or to preserve the appearance or value of the Development or is otherwise in the interest of the general welfare of all Owners of the Lots; provided, however, that no such maintenance or repair shall be undertaken without a resolution by the Board of Directors and not without reasonable written notice to the Owner of the Lot proposed to be maintained and provided, further, that the cost thereof shall be assessed against the Lot on which such maintenance or repair is performed and, when so assessed, a statement for the amount thereof shall be sent promptly to the then Owner of said Lot at which time the assessment shall become due and payable and a continuing lien and obligation of said Owner.

(e) The cost of maintenance and repair of the common features of the subdivision, including without limitation, walls, fences, entrance features, common landscaping and lighting.

(f) The cost of any property or other taxes owed by the Association or levied against any property of the Association.

(g) The cost of enforcement of these bylaws, the protective covenants, restrictions and easements contained in the Plat, and the Declaration, including attorney's fees.

(h) All other items which are listed as responsibilities of the Association as found in the Declaration or these Bylaws.

Section 2. Duty to Maintain. Except for maintenance requirements herein imposed upon the Association, the Owner of any Lot shall, at his own expense, maintain the interior and exterior of any improvements on his Lot, including all driveways and any and all equipment, and fixtures therein situated, and its other appurtenances, in good order, condition and repair, and in clean and sanitary condition, and shall do all redecorating, painting and the like which may at any time be necessary to maintain the good appearance of his Lot and appurtenances. All exterior maintenance is subject to approval of the Architectural Control Committee.

Section 3. Right of Entry. For the purpose solely of performing any of the repairs or maintenance required or authorized by these Bylaws, or in the event of a bonafide emergency involving illness or potential danger to life or property, the Association, through its duly authorized agents or employees, shall have the right, after reasonable efforts to give notice to the Owner or occupant, to enter upon any Lot at any hour considered to be reasonable under the circumstances.

Section 4. Right of Lien. Each Owner of any Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association such assessments, charges, dues, or fees, whether

regular, special or emergency, as may from time to time be fixed, charged, assessed or determined by the Board of Directors. Such assessments or charges, together with interests thereon and costs of collection thereof shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with such interest and costs thereon shall be the personal obligation of the Person who was the Owner of the Lot at the time when the assessment fell due.

Section 5. *Non-payment of Assessments / Enforcement of Liens.* Any assessment levied pursuant to the Declaration or these Bylaws or any installment thereof, which is not paid on the date when due shall be delinquent and shall, together with interest thereon and the costs of collection thereof, thereupon become a continuing lien upon the Lot or Lots belonging to the Member against whom such assessment is levied and shall bind such Lot or Lots in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. To evidence the lien of any unpaid and delinquent assessments, the Board of Directors shall prepare a written notice setting out the amount of the unpaid indebtedness, the name of the Owner of the Lot, and description of the Lot. Said notice shall be signed by a member of the Board of Directors and recorded in the Office of the Register of Fayette County, Tennessee. The personal obligation of the Member to pay such assessment shall, however, remain his personal obligation for the statutory period, and a suit to recover a money judgment for non-payment of any assessment levied pursuant to the Declaration or these Bylaws, of any installment thereof, may be maintained without foreclosing or waiving the lien created herein. Any assessment levied pursuant hereto or any installment thereof which is not paid within ten (10) days after it is due, may, upon resolution of the Board of Directors, bear interest at a rate not to exceed the highest rate allowed under the laws of the State of Tennessee, and may, by resolution of the Board of Directors, subject the Member obligated to pay the same to the payment of such penalty or late charge as the Board may fix. The Association may bring an action at law against the Member personally obligated to pay the same, or foreclose the lien against the Lot or Lots subject to prior mortgages or deeds of trust upon the Lot or Lots, then belonging to the said Member; in either event, the Association may collect from the said Member interest, costs and reasonable attorney's fees. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or common open spaces or abandonment of his Lot. For the purpose of enforcing the lien of any unpaid and delinquent assessment, each Owner grants to the Board of Directors, irrevocably, the power to sell his Lot at public outcry to the highest and best bidder for cash. The Board of Directors is authorized to make such public sale if and only if such sale is made subordinate to any prior recorded mortgage or deed of trust upon the Lot. The Association is hereby authorized to take any and all courses of action available to them for collection of the assessment which the laws of the State of Tennessee allow. Any such sale shall be made after first advertising the sale of said property for twenty-one (21) days by three (3) weekly publications in some newspaper in the County of Fayette, State of Tennessee, giving notice of the time and place of such sale and by written notice of the time and place of such sale to the Owner of the Lot at his last known address. Any sale of a Lot to enforce a lien for delinquent and unpaid assessments shall be free from equity of redemption, including the statutory right of redemption, homestead, and dower and all other exemptions, all of which are expressly waived by the Lot Owners; and any such sale and the lien enforced thereby shall take precedence over and have priority over any and all other liens of every nature against the Lot, except real estate and ad valorem taxes assessed against the Lot and prior recorded mortgages or deeds of trust. The proceeds of any such sale, whether under the power of sale or by foreclosure, suit, shall be applied first to the payment of the expenses of protecting the Lot and the expenses of litigation, attorneys' fees, and sales commissions; and second

to payment of real estate and ad valorem taxes assessed against the Lot and any prior recorded mortgages or deeds of trust (unless sold subject to said mortgage or deed of trust); and third to the payment of all amounts due the Association under the terms of the Declaration, these Bylaws, or otherwise, and the balance, if any, to the Lot Owner whose Lot is sold, and his assigns. Upon any default in the payment of any assessment, the Board of Directors shall have the right to all rents, issues, and profits from the Lot in default and shall have the right to secure the payment through notice to those in possession of the Lot or by entry into possession in the same manner as a mortgagee entering into possession following default. The Association may enforce its lien by whatever means available, including power of sale granted herein or filing suit for foreclosure in any appropriate court. All rights, remedies, and privileges granted to the Board of Directors or Lot Owner, pursuant to any terms, provisions and covenants hereof shall be deemed cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be granted to such party by the Declaration and Bylaws or at law or in equity. The Association may notify the holder of the first mortgage on any Lot for which any assessment levied pursuant hereto becomes delinquent for a period in excess of sixty (60) days and in any other case where the Owner of such Lot is in default with respect to the performance of any other obligation hereunder for a period in excess of ninety (90) days.

Section 6. *Priority of Lien.* The lien established hereby shall have preference over any other assessments, liens, judgments or charges of whatever nature, except the following:

- (a) General and special assessments for real estate taxes on a Lot; and
- (b) The liens of any deeds of trust, mortgage instruments or encumbrances duly recorded on the Lot prior to the assessment and recording of the lien thereon or duly recorded on said Lot after receipt of a written statement from the Board of Directors reflecting that payments on said lien were current as of the date of recordation of said deed of trust, mortgage instrument or encumbrance.

#### ARTICLE IX.

Section 1. *Fiscal Year.* The fiscal year of the Association shall begin on the first day of January every year, except for the first fiscal year of the Association, which shall begin at the date of incorporation. The commencement day of the fiscal year herein established shall be subject to change by the Board of Directors should corporate practice subsequently dictate.

Section 2. *Books and Accounts.* Books and accounts of the Association shall be kept under the direction of the Treasurer in accordance with good accounting practice. The same shall include books with detailed accounts, in chronological order, of receipts and of the expenditures affecting the Development and its administration and shall specify the maintenance and repair expenses incurred. That amount of any assessment required for payment of any capital expenditures of the Association shall be credited upon the books of the Association to the Paid-in-Surplus account as capital contributions by Members.

Section 3. Reports. The Association shall furnish its Members, and the holder of first mortgages requesting same in writing within ninety (90) days from the date of close of each fiscal year, with an annual financial statement, including the income and disbursements of the Association.

Section 4. Inspection of Books. The books and accounts of the Association, and vouchers accrediting the entries made thereupon, shall be available for examination by the Members of the Association, and/or their duly authorized agents or attorneys, and to the institutional holder of any first mortgage on any Lot and/or its duly authorized agents or attorneys, during normal business hours and for purposes reasonably related to their interest as Members.

Section 5. Execution of Association Documents. With the prior authorization of the Board of Directors, all notes and contracts shall be executed on behalf of the Association by either the President or Vice President, if one exists, and all checks shall be executed on behalf of the Association by such officers, agents, or other persons as are from time to time so authorized by the Board of Directors.

Section 6. Employment of Management Company. The Association shall be authorized to employ a management company to aid the Association in carrying out its duties and responsibilities. Prior to passage of control of the Association from the Developer, no management or service contract shall be entered into unless there is a right of termination, without cause, upon ninety (90) days' written notice.

#### ARTICLE X.

Section 1. Amendments. These Bylaws may be amended by the affirmative vote of Members holding not less than two-thirds (2/3) (unless the Declaration calls for a greater number with respect to a particular clause) of all votes entitled to be cast at any meeting of the Members duly called for such purpose, and only after thirty (30) days' prior written notice to the institutional holders of all first mortgages on the Lots in the Development, provided that either such holders or the Owners of the lots subject to such mortgages have furnished written notice to the Association of the names and addresses of such holders as set forth in Article XI herein. Amendments may be proposed by the Board of Directors or by petition signed by Members representing at least thirty percent (30%) of the total number of votes entitled to be cast. A description of any proposed amendment shall accompany the notice of any regular or special meeting at which such proposed amendment is to be voted upon.

#### ARTICLE XI.

Section 1. Notice to Board of Directors. Any Owner of any Lot in the subdivision who mortgages such Lot shall promptly notify the Board of Directors of the name and address of his mortgagee and, if requested so to do, shall file a conformed copy of such mortgage with the Board of Directors. The Board of Directors may maintain suitable records pertaining to such mortgages.

Section 2. Definition. As used in this Article, the term "mortgagee" shall mean any mortgagee and shall not be limited to institutional mortgagees and the term "mortgage" shall include deed of trust. As used generally in these Bylaws, the term "institutional holder" or "institutional mortgagee" shall include banks, trust companies, insurance companies, savings and loan associations

pension funds and any corporation, including a corporation of, or affiliated with, the United States government, or any agency thereof.

## ARTICLE XII

Section 1. Resident Agent. The resident agent shall be designated as the person authorized to accept service of process in any action relating to two or more Lots or to the Common Areas.

Section 2. Notices. Unless another type of notice is herein or elsewhere specifically provided for, any and all notices called for in the Declaration or these Bylaws shall be given in writing.

Section 3. Severability. In the event any provision or provisions of these Bylaws shall be determined to be invalid, void or unenforceable, such determination shall not render invalid, void or unenforceable any other provisions hereof which can be given effect.

Section 4. Waiver. No restriction, condition, obligation or provision of these Bylaws shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.

Section 5. Captions. The captions contained in these Bylaws are by convenience only and are not a part of these Bylaws and are not intended in any way to limit or enlarge the terms and provisions of the Bylaws.

Section 6. Gender, Etc. Whenever in these Bylaws the context so requires, the singular number shall include the plural and the converse; and the use of any gender shall be deemed to include all genders.

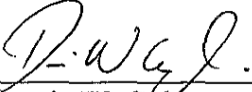
Section 7. Conflicts. These Bylaws are to be read and construed in conjunction with the Declaration. All of the terms hereof, except where clearly repugnant to the context, shall have the same meaning as in the Declaration. In the event of any conflict between these Bylaws and the Declaration, the provisions of the Declaration shall control, and in the event of any conflict between the aforesaid declaration, and any of the laws of the State of Tennessee, the provisions of the statute shall control.

Declarant / Developer:

Renaissance Development Company III,  
a Tennessee general partnership,  
as Owner of all Lots in Ainsley Manor Subdivision  
and as sole member of Ainsley Manor Homeowners' Association, Inc.

By:   
Douglas C. Swink, general partner

By:   
William S. O'Har, general partner

By:   
Donnie W. Culver, general partner

**07010433**

17 PGS : AL - AMENDMENT	
JOYCE BATCH: 32389	
11/29/2007 - 03:10 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	85.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	87.00

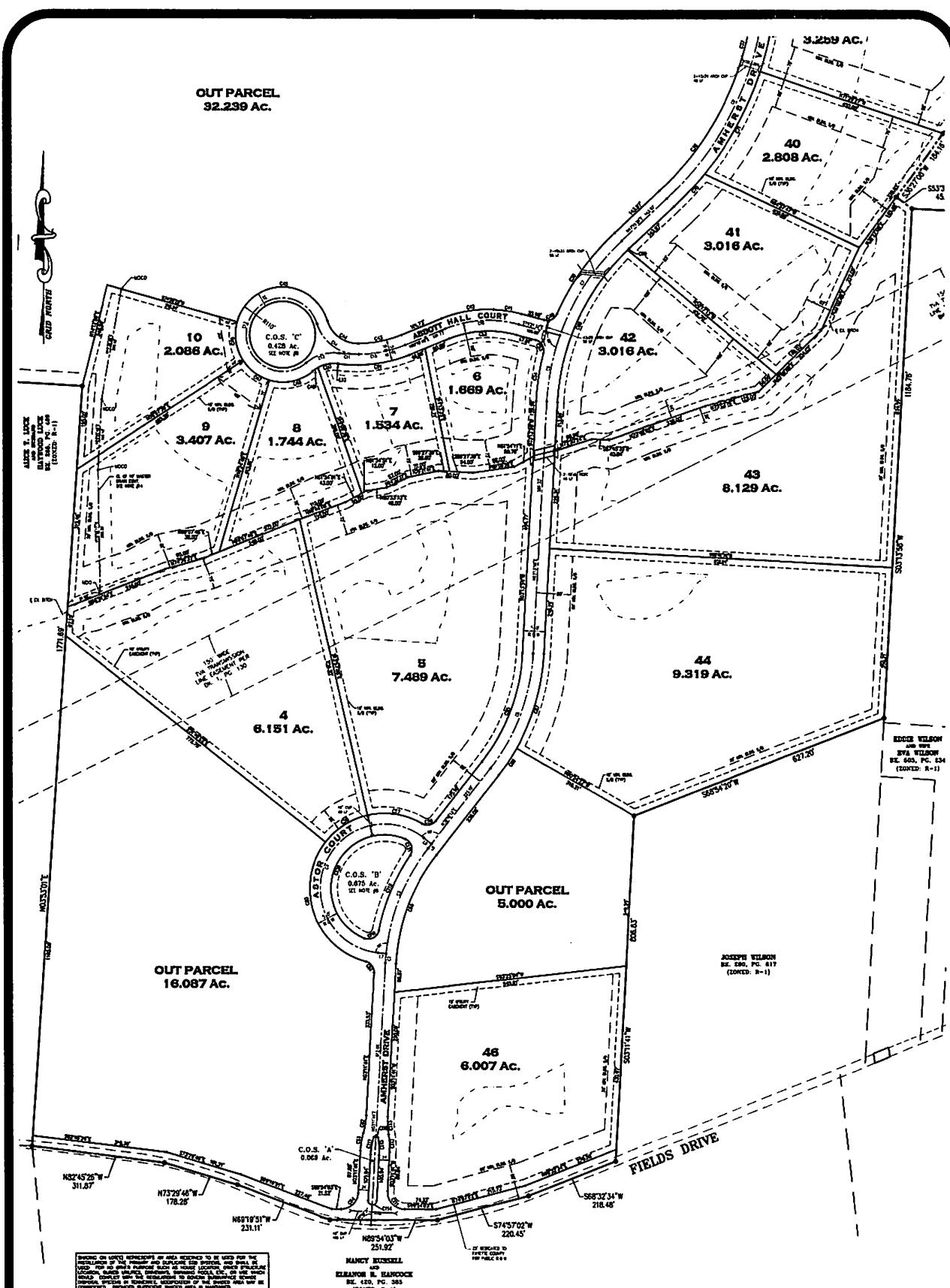
STATE OF TENNESSEE, FAYETTE COUNTY

**EDWARD PATTAT**  
REGISTER OF DEEDS









OUT PARCEL  
32.239 AC.

OUT PARCEL  
16.087 AC.

OUT PARCEL  
5.000 AC.

BEARING ON LOT/STREETS ARE AS SHOWN TO BE USED FOR THE  
INSTALLATION OF THE STREETS AND UTILITIES AND SHALL BE  
USED FOR ALL OTHER PURPOSES AS THEY EXIST. THESE  
LOCATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE  
LOCAL HEALTH DEPARTMENT, SANITATION AGENCY, ETC. ON THE  
LOCAL OFFICE OF THE COUNTY OR CITY ENGINEERING DEPARTMENT.  
CONTRACTS OR AGREEMENTS CONCERNING THE USE OF THE  
CONTRACTS, RIGHTS, INTERESTS, ETC. SHALL BE SUBJECT TO THE  
APPROVAL OF THE LOCAL HEALTH DEPARTMENT, SANITATION AGENCY, ETC.

# FINAL PLAT Ainsley Manor

Phase I

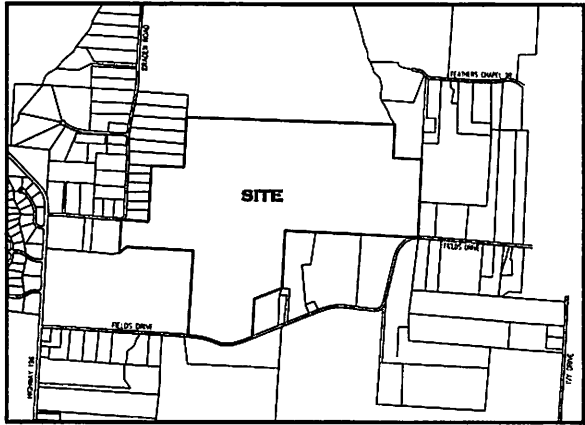
CIVIL DISTRICT NO. 7  
MAP NO. 63, PARCEL NO. 16 & PARCEL NO. 16.03  
INST. NO. 06007732, R.O.F.C.  
26 LOTS - ZONED: R-3 TOTAL: 244.498 ACRES  
SCALE: 1" = 100' DATE: OCTOBER 30, 2007



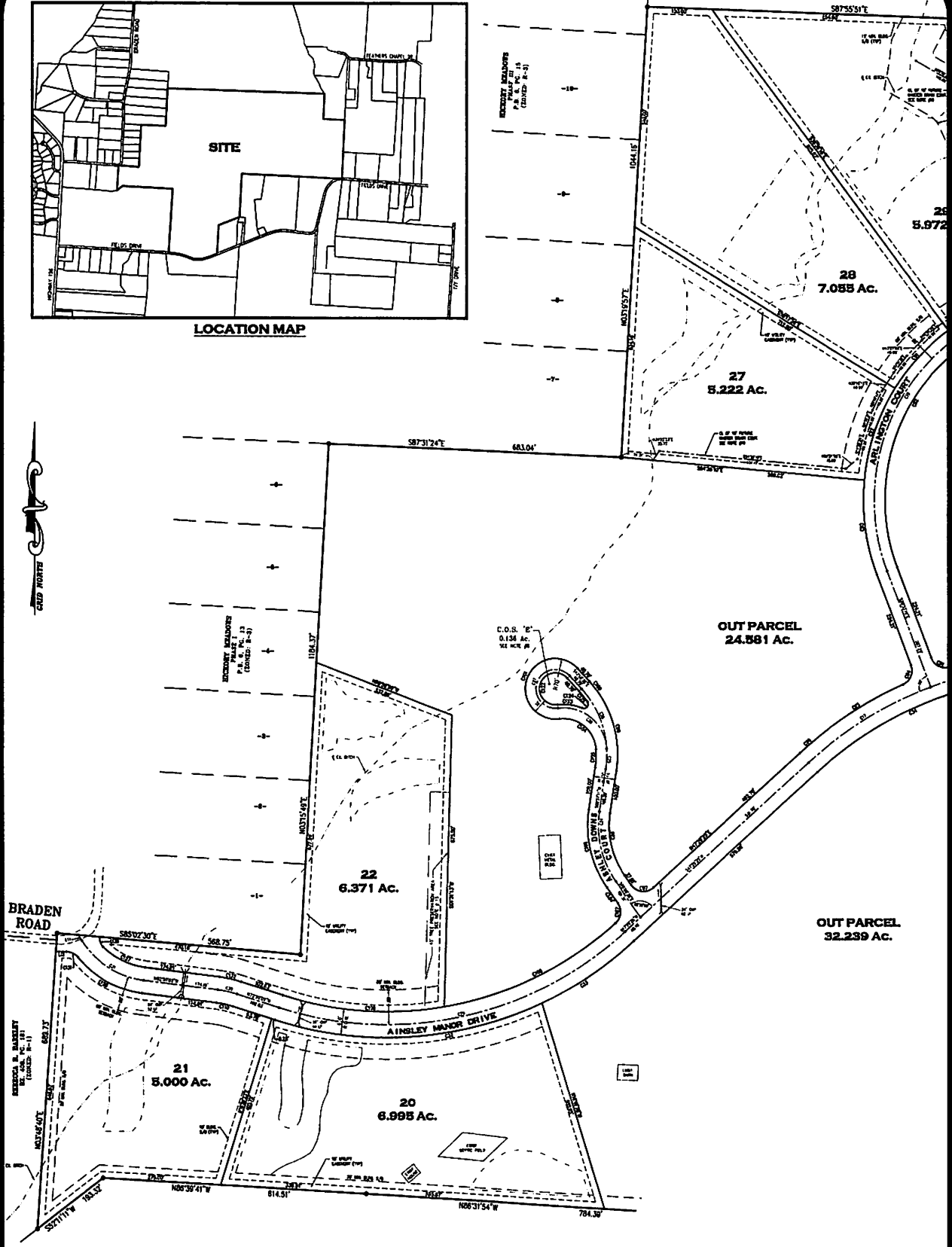
**Renaissance**  
Development Company  
1127 U.S. Hwy. 58, Box 203 - Clark, Tennessee 38293  
931-402-7722 Fax: 931-402-1198  
www.renaissancecorp.com  
Another quality Renaissance Development



2/19/16-46	07009883
DATE	NO.
10/30/07	06007732
DATE	NO.
10/30/07	06007732
DATE	NO.
10/30/07	06007732
DATE	NO.
10/30/07	06007732
DATE	NO.
10/30/07	06007732



LOCATION MAP

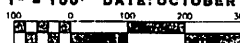


WARNING: THIS DOCUMENT IS AN INSTRUMENT TO BE USED FOR THE PURPOSES OF RECORDING AND CONVEYING INTERESTS IN REAL ESTATE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SIGNATURE OF THE SURVEYOR IS REQUIRED FOR THIS DOCUMENT TO BE VALID. THE SIGNATURE OF THE SURVEYOR IS REQUIRED FOR THIS DOCUMENT TO BE VALID.

# FINAL PLAT Ainsley Manor

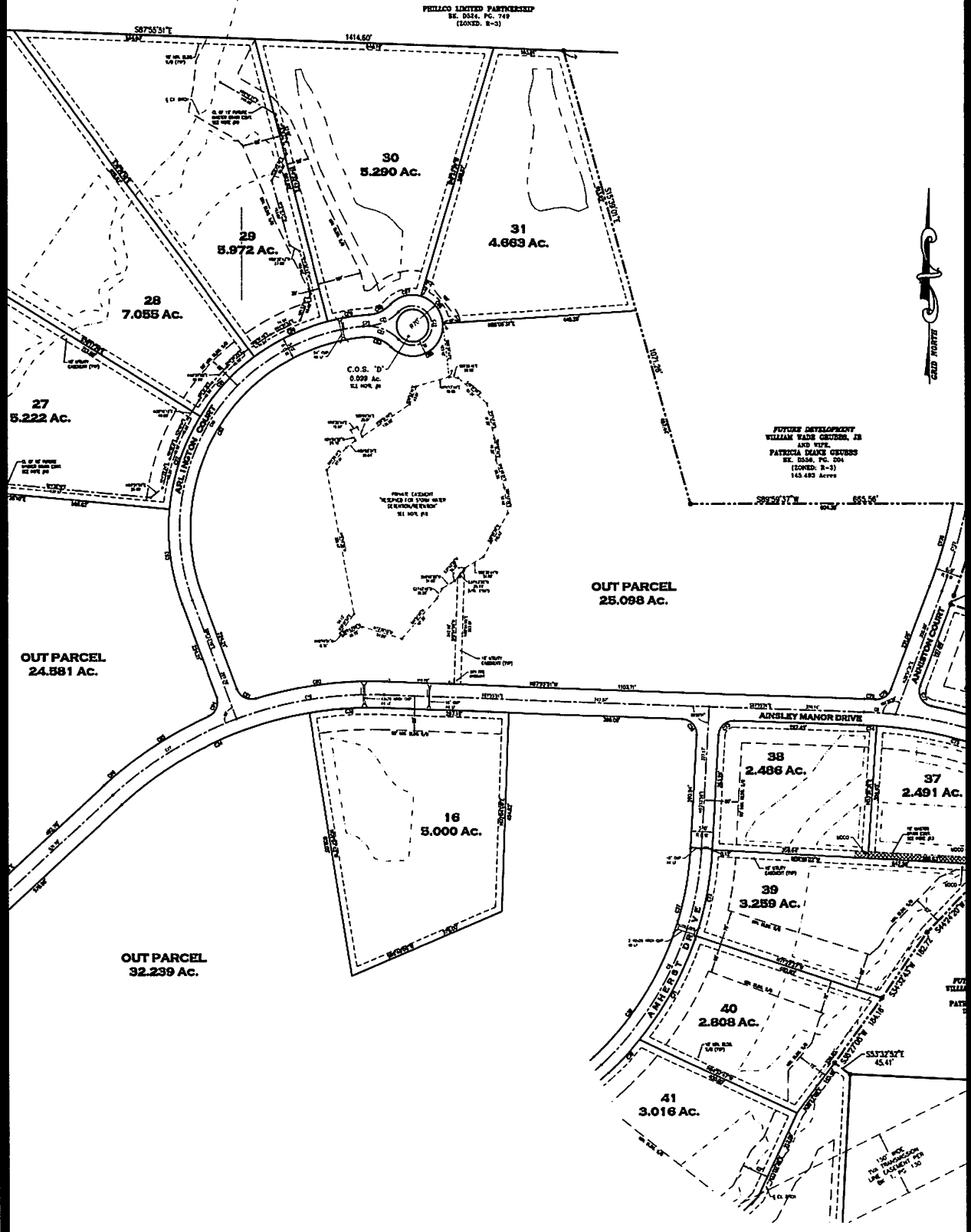
Phase I

CIVIL DISTRICT NO. 7  
 MAP NO. 63, PARCEL NO. 16 & PARCEL NO. 16.03  
 INST. NO. 06007732, R.O.F.C.  
 26 LOTS - ZONED: R-3 TOTAL: 244.498 ACRES  
 SCALE: 1" = 100' DATE: OCTOBER 30, 2007



REVISION	DATE	BY
1	10/30/07	CS
2	11/01/07	CS
3	11/01/07	CS
4	11/01/07	CS
5	11/01/07	CS
6	11/01/07	CS
7	11/01/07	CS
8	11/01/07	CS
9	11/01/07	CS
10	11/01/07	CS

**Renaissance Development Company**  
 2127 U.S. Hwy. No. 64, Suite 200 - Oak, Tennessee 37008  
 615-461-7777 FAX: 615-461-7778  
 www.renaissancecompany.com  
 Another quality Renaissance Development



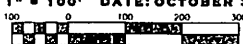
FUTURE DEVELOPMENT  
 WILLIAM WADE GIBBS, JR.  
 AND TRUST,  
 PATRICIA DEANE GIBBS  
 BY: DSSA, P.C. 204  
 (BOOKED: 8-3)  
 143.493 Acres

NOTHING ON THIS INSTRUMENT IS TO BE USED FOR THE  
 PURPOSES OF THE FEDERAL AND STATE TAX SYSTEMS, AND SHALL BE  
 VOID FOR ALL PURPOSES FOR THE FEDERAL AND STATE TAX SYSTEMS.  
 THE PARTIES HERETO HAVE AGREED TO WAIVE ANY RIGHTS OR  
 CLAIMS THEY MAY HAVE IN THE FUTURE TO REVOKE OR  
 MODIFY THIS INSTRUMENT IN WHOLE OR IN PART.  
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# FINAL PLAT Ainsley Manor

## Phase I

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**Renaissance**  
 Development Company  
 2157 U.S. Hwy. No. 64, Suite 200, Cooke, Tennessee 38506  
 Tel: 423.782.7378 Fax: 423.782.4104  
 www.renaissance-development.com



07009883	
Lot No.	Acres
27	5,222.00
28	7,055.00
29	5,972.00
30	5,290.00
31	4,663.00
16	5,000.00
38	2,486.00
37	2,491.00
39	3,259.00
40	2,808.00
41	3,016.00
OUT PARCEL	24,881.00
OUT PARCEL	25,098.00
OUT PARCEL	32,239.00
<b>TOTAL</b>	<b>244.498</b>

OLLAR SURVEYING COMPANY

SHEET 6 OF 6

