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58 PGS : AL - RESTRICTIONS	
JENNIFER BATCH: 26772709/11/2012 - 12:35 PM	
BATCH	267727
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	290.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	292.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

DECLARATION OF COVENANTS, CONDITIONS,

AND RESTRICTIONS

FOR

TYWATER CROSSING

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EXHIBIT "A" -PROPERTY DESCRIPTION

EXHIBIT "B" -ADDITIONAL PROPERTY

EXHIBIT "C" -BYLAWS OF TYWATER HOMEOWNERS ASSOCIATION, INC.

EXHIBIT "D" -USE RESTRICTIONS

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TYWATER CROSSING**

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TYWATER CROSSING ("Declaration") is made as of the date set forth on the signature page hereof by Patterson Company, LLC, a Tennessee Limited Liability Company, as its managing general partner (the "Declarant").

Subject to rights reserved to the Seller in that certain Memorandum of Purchase and Sale Agreement dated _____, of record as Instrument Number _____, in the Register's Office for Williamson County, Tennessee and all documents referenced therein, Declarant is the owner of the real property described on Exhibit "A", which is attached hereto and incorporated herein by reference. This Declaration imposes upon the Properties mutually beneficial restrictions under a plan of development for the benefit of the owners of each portion of the Properties and establishes a flexible and reasonable procedure for the overall community, administration, maintenance and preservation of the Properties. In furtherance of such plan, this Declaration provides for Tywater Homeowners Association, Inc., to operate and maintain Common Property and to administer and enforce the provisions of this Declaration, the Bylaws, and the Architectural Standards (capitalized terms are defined in Article 1 below).

Declarant hereby declares that all of the property described on Exhibit "A" and any Additional Property subjected to this Declaration by Supplemental Declaration shall be held, sold, used and conveyed subject to the following easements, restrictions, covenants, and conditions, which shall run with the title to the real property subjected to this Declaration. This Declaration shall be binding upon all parties having any right, title, or interest in any portion of the Properties, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner of any portion of the Properties.

ARTICLE 1: DEFINITIONS

The terms in this Declaration and the exhibits to this Declaration shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

1.1. "Additional Property": All of that certain real property which is more particularly described on Exhibit "B", which is attached hereto and incorporated herein by this reference, and which real property is subject to annexation to certain provisions of this Declaration in accordance with Article 8.

1.2. "ARB": The Architectural Review Board, as described in Section 10.2.

1.3. "Architectural Standards": The design, architectural and construction guidelines and application and review procedures applicable to all or any portion of the Properties which may be promulgated and administered pursuant to Article 10.

1.4. "Area of Common Responsibility": Those areas or property, if any, which have been designated to be maintained by the Association or for which it has assumed responsibility.

1.5. "Charter": The Charter of Tywater Homeowners Association, Inc., as filed with the Secretary of State of the State of Tennessee.

1.6. "Association": Tywater Homeowners Association, Inc., a Tennessee nonprofit corporation, its successors or assigns.

1.7. "Board of Directors" or "Board": The body responsible for administration of the Association, selected as provided in the Bylaws and serving as the board of directors under Tennessee corporate law.

1.8. "Builder": Any Person who purchases one (1) or more Homesites for the purpose of constructing improvements for later sale to consumers or who purchases one (1) or more parcels of land within the Properties for further subdivision, development, and or resale in the ordinary course of such Person's business. Any Person occupying or leasing a Homesite for residential purposes shall cease to be considered a Builder with respect to such Homesite immediately upon occupancy of the Homesite for residential purposes, notwithstanding that such Person originally purchased the Homesite for the purpose of constructing improvements for later sale to consumers.

1.9. "Bylaws": The Bylaws of Tywater Homeowners Association, Inc., attached hereto as Exhibit "C," as they may be amended from time to time.

1.10. "**Control Period**": The period of time during which Declarant is entitled to appoint the members of the Board of Directors as provided in Section 4.2.

1.11. "**Common Property**": All real and personal property, including easements and licenses, which the Association owns, leases or holds possessory or use rights in, for the common use and enjoyment of the Owners.

1.12. "**Common Expenses**": The actual and estimated expenses incurred, or anticipated to be incurred, by the Association for the general benefit of all Owners, including any reasonable reserve, as the Board may find necessary and appropriate pursuant to the Governing Documents. Common Expenses shall not include any expenses incurred during the Control Period for initial development, original construction, installation of infrastructure, original capital improvements, or other original construction costs unless approved by Members holding a Majority of the total votes of the Association.

1.13. "**Community-Wide Standard**": The standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard shall initially be established by Declarant and may be more specifically determined by the Board of Directors and the Architectural Review Board.

1.14. "**Cost Sharing Agreement**": Any agreement, contract or covenant between the Association and an owner or operator of property adjacent to, in the vicinity of, or within the Properties, for the allocation of expenses for amenities and/or services that benefit both the Association and the owner or operator of such property.

1.15. "**Days**": Calendar days; provided however, if the time period by which any action required hereunder must be performed expires on a Saturday, Sunday or legal holiday, then such time period shall be automatically extended to the close of business on the next regular business day.

1.16. "**Declarant**": Patterson Company, LLC, a Tennessee Limited Liability Company or any successor, successor-in-title, or assign who takes title to any portion of the property described on **Exhibit "A"** for the purpose of development and/or sale and who is designated as Declarant in a recorded instrument executed by the immediately preceding Declarant; provided however, there shall be only one (1) "Declarant" hereunder at any time. Patterson Company, LLC (in the event its rights as Declarant have been transferred or assigned to another party), and any other Person who subsequently transfers or assigns the rights of Declarant to another Person shall be known as a "predecessor Declarant", and, unless otherwise agreed to in writing, shall be entitled to the rights of a predecessor Declarant established in this Declaration.

1.17. "**Development**": "Development" shall mean and refer to Tywater, the Properties, the Common Property, and all improvements located or constructed thereon, and any portion of the Additional Property subjected to this Declaration. The term shall be used generally to describe the residential community of Tywater.

1.18. "**Development Period**": The period of time during which (i) Declarant owns any property which is subject to this Declaration, or (ii) any Builder owns a Homesite primarily for development and/or resale that was purchased from Declarant.

1.19. "**General Assessment**": Assessments levied on all Homesites subject to assessment under Article 9 to fund Common Expenses for the general benefit of all Homesites, as more particularly described in Sections 9.1 and 9.2.

1.20. "**Governing Documents**": The Declaration, Bylaws, Charter, all Supplemental Declarations, all Architectural Standards, the rules of the Association, all Cost Sharing Agreements, and all additional covenants governing any portion of the Properties or any of the above, as each may be amended from time to time.

1.21. "**Homesite**": A portion of the Properties, whether improved or unimproved, which may be independently owned and conveyed and which is intended for development, use, and occupancy as a free-standing home for a single family, or an unplatted portion of the Properties. In case the Properties contain any unplatted parcels of land, such land shall be deemed to be a single Homesite until such time as a subdivision plat is filed with respect to all or a portion of the parcel. Thereafter, the portion encompassed by such plat shall contain the number of Homesites determined as set forth in the preceding paragraph and any portions not encompassed by such plat shall continue to be treated as a single Homesite in accordance with this Section.

1.22. "**Majority**": Those votes, Owners, Members, or other group, as the context may indicate, totaling more than fifty percent (50%) of the total eligible number.

1.23. "**Master Plan**": The land use plan or development plan for "Tywater", as such plan may be amended from time to time, which plan includes the property described on **Exhibit "A"** of this Declaration. Inclusion of property on the Master Plan shall not, under any circumstances, obligate Declarant to subject such property to this Declaration, nor shall exclusion of property

from the Master Plan bar its later annexation in accordance with Article 8.

1.24. "Member": A Person subject to membership in the Association pursuant to Section 4.1.

1.25. "Mortgage": A mortgage, a deed of trust, a deed to secure debt, or any similar form of security instrument affecting title to any Homesite, but expressly excluding mechanics' liens, materialman's liens and other such security interests.

1.26. "Mortgagee": A beneficiary or holder of a Mortgage.

1.27. "Owner": One (1) or more Persons who hold the record title to any Homesite, including Declarant and any Builders, but excluding in all cases any party holding an interest merely as security for the performance of an obligation.

1.28. "Person": A natural person, a corporation, a partnership, a limited liability company, a fiduciary acting on behalf of another person or any other legal entity.

1.29. "Properties": The real property described on Exhibit "A" as such exhibit may be amended or supplemented from time to time to reflect any additions or removal of property in accordance with Article 8.

1.30. "Public Records": The Williamson County, Tennessee public records.

1.31. "Special Assessment": Assessments levied in accordance with Section 9.5.

1.32. "Specific Assessment": Assessments levied in accordance with Section 9.6.

1.33. "Supplemental Declaration": An instrument filed in the Public Records which subjects any portion of the Additional Property to this Declaration and/or imposes, expressly or by reference, additional restrictions or obligations on the land described in such instrument.

ARTICLE 2: PLAN OF DEVELOPMENT AND COMMON PROPERTY

Tywater is a planned residential community, which is intended to consist of freestanding, single family dwellings. The Development is served by public streets and public alley-ways. The Properties consist of approximately 23.1 acres of land that will be developed in phases and expanded as permitted by this Declaration.

In accordance with the Master Plan, each detached Homesite includes parcels of land as shown on any recorded subdivision plats of the Properties and any improvements thereon. The Common Property, which is intended to consist of all those portions of the Properties lying outside the boundaries of other Homesites, including open space, shall be conveyed to the Association.

The maintenance of each Homesite, including all improvements located thereon, shall be the responsibility of each Owner. Owners shall be responsible for the cost of repairing their driveways, and any utility lines not otherwise maintained by the utility company, running from the main line to the dwelling.

In recording this Declaration and in organizing the Association, it is the intention of Declarant to create a body of rules and regulations whereby the beauty of the community and the Homesites will be enhanced, and the Owners of the Homesites will have the means of enforcing the same to that end. It is further intended that each Owner have the right to use and enjoy the Common Property to the fullest extent possible, within the guidelines set forth in this Declaration, and subject to such other rules and regulations governing the use of said Common Property as may be adopted by the Board of Directors. The easements established herein shall be construed in a manner so as to provide each Owner with access to the Owner's Homesite, for ingress and egress, for the maintenance thereof, and access to all utilities necessary or convenient for the use and enjoyment of each Homesite. Accordingly, the easements established herein in the Common Property, and in the Property, shall be considered appurtenant to each Owner's Homesite, and shall be included with the conveyance of each Homesite, whether or not such easements are specifically or expressly included or described in the deed conveying the same.

ARTICLE 3: PROPERTY RIGHTS

3.1. Common Property -General. Common Property shall include all real property (together with any and all improvements now or hereafter located thereon), and all personal property, both tangible and intangible, owned by the Association for the common use and enjoyment of the Owners, including easements and leaseholds held by the Association for

such purpose, and as set forth above, it is intended by Declarant that such Common Property shall include all of the real property within the community located outside the boundary lines of the Homesites. The Association may acquire, hold, and dispose of all Common Property. Declarant and its designees, with Declarant's prior written consent, may convey to the Association improved or unimproved real estate, or interests in real estate, located within the property described in Exhibit "A," personal property and leasehold and other property interests, including, but not limited to easements. Such property shall be accepted by the Association and thereafter shall be maintained by the Association at its expense for the benefit of its Members. All Common Property will remain with this development and part of the Association's property.

3.2. Common Property-Conveyancing. Conveyances of fee simple parcels of Common Property by Declarant shall be by quitclaim deed, free of all liens and mortgages, but subject to all matters of record and of survey. Declarant shall not be required to make any improvements or repairs whatsoever to property to be conveyed and accepted pursuant to this Section including, without limitation, dredging or otherwise removing silt from any lake, pond or other body of water that may be conveyed. The Association covenants and agrees that with respect to improved Common Property, issuance of a certificate of occupancy (if required) by the local governing authority shall be conclusive evidence that said property complies with all building and construction standards. Neither Declarant nor any successor Declarant shall be responsible for compliance with any requirements prescribed by any local governing authority after the issuance of a certificate of occupancy. Upon written request of Declarant, the Association shall reconvey to Declarant any unimproved portions of the Properties originally conveyed by Declarant to the Association for no (or nominal) consideration, to the extent conveyed by Declarant in error or needed by Declarant to make adjustments in property lines.

3.3. Use and Enjoyment of the Common Property. Every Owner shall have a right and nonexclusive easement of use, access, and enjoyment in and to the Common Property, which is appurtenant to and shall pass with the title to each Homesite, subject to:

- (a) This Declaration and all other Governing Documents;
- (b) Any restrictions or limitations contained in any deed conveying Common Property to the Association;
- (c) The right of the Board to adopt, amend and repeal rules regulating the use and enjoyment of the Common Property, including rules limiting the number of guests who may use the Common Property
- (d) The right of the Association to rent, lease or reserve any portion of the Common Property to any Owner for the exclusive use of such Owner and his or her respective lessees, invitees, and guests upon such conditions as may be established by the Board;
- (e) The right of the Board to suspend the right of an Owner to use any recreational and social facilities within the Common Property pursuant to Section 5.3.
- (f) The right of the Board to impose reasonable requirements and charge reasonable admission or other use fees for the use of any facility situated upon the Common Property;
- (g) The right of the Board to permit use of any facilities situated on the Common Property by persons other than Owners, their families, lessees and guests upon payment of reasonable use fees, if any, established by the Board;
- (h) The right of the Association, acting through the Board, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.
- (i) The right of the Association, acting through the Board, to dedicate or transfer all or any portion of the Common Property, subject to any approval requirements set forth in the Governing Documents;
- (j) The right of Declarant to conduct activities and establish facilities within the Properties as provided in Article 14.
- (k) The right of the Association, acting through the Board of Directors and without a vote of the members, to dedicate or grant licenses, permits, easements and rights-of-way over, under and through the Common Property; and

Subject to the foregoing, any Owner may extend his or her right of use and enjoyment of the Common Property to the

members of his or her family, lessees, and social invitees, as applicable, subject to reasonable regulation by the Board. An Owner who leases his or her Homesite shall be deemed to have assigned all such rights to the lessee of such Homesite.

Prior to conveyance of the Common Property to the Association, Owners shall have access and enjoyment to all land outside the boundaries of the Homesites as shown on any recorded subdivision plat of the Properties, subject to the right of Declarant to modify the boundaries of the Homesites.

3.4. Designated Areas of Common Responsibility. The following property and features are designated as "Areas of Common Responsibility" of the Association. While the Association may not own such property or features, nevertheless, the Association is obligated to maintain the same in accordance with the Community-Wide Standards:

(a) The storm drainage system including all ponds established by Declarant and approved by the City, which drainage system shall not be disrupted by Owners without approval of the ARB or the City;

(b) All entry monuments, and landscaped property located within street islands, or rights-of-way for public roads not located within a Homesite;

(c) Any sidewalk or other improved area for pedestrian traffic located within a right-of-way for public roads that may be included in a Homesite if required by governmental authorities;

(d) Such other Areas of Common Responsibility designated by Declarant or the Board or required by the governing authorities or zoning restrictions.

3.5. No Partition. Except as permitted in this Declaration, there shall be no judicial partition of the Common Property. No Person shall seek any judicial partition unless the portion of the Common Property which is the subject of such partition action has been removed from the provisions of this Declaration. This Section shall not prohibit the Board from acquiring and disposing of tangible personal property nor from acquiring and disposing of other real property which may or may not be subject to this Declaration.

3.6. Condemnation. The Association shall be the sole representative with respect to condemnation proceedings concerning Common Property and shall act as attorney-in-fact for all Owners in such matters. If any part of the Common Property shall be taken by any authority having the power of condemnation or eminent domain or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of Members holding at least sixty-seven percent (67%) of the total votes in the Association and, during the Development Period, the written consent of Declarant, each Owner shall be entitled to written notice of such taking or conveyance prior to disbursement of any condemnation award or proceeds of such conveyance. The award made for such taking or proceeds of such conveyance shall be payable to the Association.

ARTICLE 4: MEMBERSHIP AND VOTING RIGHTS

4.1. Membership. Every Owner shall be a Member of the Association. There shall be only one (1) membership per Homesite. If a Homesite is owned by more than one (1) Person, all co-Owners shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting set forth in Section 4.2(a) and in the Bylaws. The membership rights of an Owner which is not a natural person may be exercised by any officer, director, member, manager, partner or trustee of such Owner, or by any individual designated from time to time by the Owner in a written instrument provided to the secretary of the Association.

4.2. Voting.

(a) Each membership, except for Declarant, shall have one (1) equal vote for each Homesite in which they hold the interest required for membership under Section 4.1; provided however, there shall be only one (1) vote per Homesite and no vote shall be exercised for any property which is exempt from assessment under Section 9.10. When more than one Person has an interest in the same Homesite, the vote for such Homesite shall be exercised as they, among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Homesite. In the event of disagreement among such Persons and an attempt by two or more of them to cast the vote of such Homesite, such Persons shall not be recognized and the vote of such Homesite shall not be counted.

(b) Declarant shall not have a specific number of votes but may appoint all or a majority of the members of the Board of Directors during the Control Period which shall continue until the first to occur of the following:

(i) Within four (4) months after one hundred (100%) percent of the Homesites contemplated by the

Master Plan, as it may be amended from time to time, have certificates of occupancy issued thereon and have been conveyed to Persons other than Builders;

- (ii) ten (10) years after the date of recording of this Declaration; or
- (iii) when, in its discretion, Declarant so determines and voluntarily relinquishes such right in writing.

After termination of the Control Period, but continuing through the Development Period, Declarant shall have the right to veto actions of the Board and committees.

ARTICLE 5: RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

5.1. Function of Association. The Association shall be the entity responsible for management, maintenance, operation and control of the Common Property and all improvements thereon. The Association shall be the primary entity responsible for enforcement of this Declaration and such reasonable rules regulating use of the Properties as the Board may adopt pursuant to Article 8. The Association shall also be responsible for administering and enforcing the architectural standards and controls set forth in this Declaration and in such Architectural Standards, as may be promulgated and adopted by the ARB. The Association shall perform its functions in accordance with the Governing Documents and the laws of the State of Tennessee.

5.2. Personal Property and Real Property for Common Use. As set forth in Section 3.1 the Association may acquire, hold, and dispose of tangible and intangible personal property and real property, and Declarant and its designees, with Declarant's prior written consent, may convey to the Association improved or unimproved real estate, or interests in real estate, located within the property described in Exhibit "A," personal property and leasehold and other property interests, including, but not limited to easements. Upon written request of Declarant, the Association shall reconvey to Declarant any unimproved portions of the Properties originally conveyed by Declarant to the Association for no consideration, to the extent conveyed by Declarant in error or needed by Declarant to make adjustments in property lines.

5.3. Enforcement. The Board or any committee established by the Board, with the Board's approval, may impose sanctions for violation of the Governing Documents after compliance with the notice and hearing procedures set forth in the Bylaws. Such sanctions may include, without limitation:

- (a) imposing monetary fines which shall constitute a lien upon the violator's Homesite or other property subject to provisions of this Declaration (In the event that any occupant, guest or invitee of a Homesite violates the Governing Documents and a fine is imposed, the fine shall first be assessed against the occupant; provided however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Board.);
- (b) filing notices of violations in the Public Records providing record notice of any violation of the Governing Documents;
- (c) suspending an Owner's right to vote; provided that any such suspension shall be for the balance of the period in which said Owner shall remain in violation, breach or default, except that in the case of a violation of any use restrictions, or rules and regulations adopted by the Board relating to the use, operation and maintenance of the Common Property, the suspension may be for a period not to exceed sixty (60) days after the cure or termination of such violation;
- (d) suspending any Person's right to use and enjoy the Common Property; provided however, nothing herein shall authorize the Board to limit ingress or egress to or from a Homesite;
- (e) suspending any nonessential services provided by the Association to an Owner or the Owner's Homesite if the Owner is more than thirty (30) Days delinquent in paying any assessment or other charge owed to the Association; and
- (f) in the event any Owner or other person subject to assessment is more than sixty (60) days delinquent in the payment of any assessment, notifying any or all Mortgagees having a security interest in the Owner's Homesite (or in property annexed pursuant to a Supplemental Declaration) that such Owner is in default in the performance of his obligations under this Declaration, and of those actions taken or proposed to be taken by the Association as a result of the default.

In addition, the Board, or the covenants committee if established, may elect to enforce any provision of the Governing Documents by exercising self-help (specifically including, but not limited to, the filing of liens in the Public Records for non-payment of assessments and other charges, the correction of any maintenance, construction or other violation of the Governing Documents) without the necessity of compliance with the procedures set forth in the Bylaws. The Association may levy a Specific Assessment to cover all costs incurred in bringing a Homesite into compliance with the Governing Documents.

The Association may also elect to enforce any provisions of the Governing Documents by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the procedures set forth in the Bylaws.

All remedies set forth in this Declaration and the Bylaws shall be cumulative of any remedies available at law or in equity. In any action or remedy taken by the Association to enforce the provisions of the Governing Documents, if the Association prevails, it shall be entitled to recover all costs, including, without limitation, reasonable attorney's fees and court costs, reasonably incurred in such action.

The Association shall not be obligated to take action to enforce any covenant, restriction, or rule which the Board in the exercise of its business judgment determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right of the Association to enforce such provision under any circumstances or prevent the Association from enforcing any other covenant, restriction or rule.

The Association, by contract or other agreement, may enforce county, city, state and federal ordinances, if applicable, and permit local and other governments to enforce ordinances on the Properties for the benefit of the Association and its Members.

5.4. Implied Rights; Board Authority. The Association may exercise any right or privilege given to it expressly by this Declaration or the Bylaws, or reasonably implied from or reasonably necessary to effectuate any such right or privilege. Except as otherwise specifically provided in this Declaration, the Bylaws, the Charter, or by law, all rights and powers of the Association may be exercised by the Board without a vote of the membership.

5.5. Indemnification. The Association shall indemnify every officer, director, ARB member, and committee member against all damages, liabilities, and expenses, including reasonable attorneys fees, incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director, ARB member or committee member, except that such obligation to indemnify shall be limited to those actions for which liability is not otherwise limited under this Section, the Charter and Tennessee law.

The officers, directors, ARB members and committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, gross negligence, reckless conduct or bad faith. The officers, directors, ARB members, and committee members shall have no personal liability with respect to any contract or other commitment made or action taken in good faith on behalf of the Association (except to the extent that such officers, directors, ARB members or committee members may also be Members of the Association). The Association shall indemnify and forever hold each such officer, director, ARB member and committee member harmless from any and all liability to others on account of any such contract, commitment or action. This right to indemnification shall not be exclusive of any other rights to which any present or former officer, director, ARB member or committee member may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and may obtain officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

5.6. Dedication of or Grant of Easements on Common Property. The Association may dedicate or grant easements across portions of the Common Property to the City, or to any other local, state, or federal governmental or quasi-governmental entity.

5.7. Security. Each Owner and occupant of a Homesite, and their respective guests and invitees, shall be responsible for their own personal safety and the security of their property in the Properties. The Association may, but shall not be obligated to, maintain or support certain activities within the Properties designed to make the Properties safer than they otherwise might be. Neither the Association, the original Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Properties, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any security system or measure, including any mechanism or system for limiting access to the Properties, cannot be compromised or circumvented, nor that any such system or security measure undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of its Homesite that the Association, its Board of Directors and committees, Declarant, and any successor Declarant are not insurers and that each Person using the Properties assumes all risks of personal injury and loss or

damage to property, including Homesites and the contents of Home sites, resulting from acts of third parties.

5.8. Cost Sharing Agreements. Adjacent to or in the vicinity of the Properties, there may be certain residential, nonresidential or recreational areas, including without limitation single family residential developments, retail, commercial, or business areas, which are not subject to this Declaration and which are neither Homesites, Common Elements or Common Property as defined in this Declaration (hereinafter "adjacent properties"). The owners of such adjacent properties shall not be Members of the Association, shall not be entitled to vote, and shall not be subject to assessment under Article 9 of this Declaration.

The Association may enter into Cost Sharing Agreements with the owners or operators of portions of the adjacent properties;

(a) to obligate the owners or operators of such adjacent properties to share in certain costs associated with the maintenance, repair, replacement and insuring of portions of the Area of Common Responsibility, if any, which are used by or benefit jointly the owners or operators of such adjacent properties and the owners within the Properties;

(b) to permit use of any recreational and other facilities located on such adjacent properties by the Owners of all Units or by the Owners of Units within specified neighborhoods;

(c) to obligate the Association to share in certain costs associated with the maintenance, repair, replacement and insuring of portions of such adjacent properties, if any, which are used by or benefit jointly the owners or operators of such adjacent properties and the owners within the Properties; and/or

(d) to establish rules and regulations regarding the use of areas that benefit jointly the owners or operators of such adjacent properties and the owners within the Properties.

The owners or operators of such adjacent properties shall be subject to assessment by the Association only in accordance with the provisions of any such Cost Sharing Agreement(s). If the Association is obligated to share costs incurred by the owners of such adjacent properties, the Cost Sharing Agreement shall provide whether such payments by the Association shall constitute Common Expenses of the Association. The owners or operators of the adjacent properties shall not be subject to the restrictions contained in this Declaration except as otherwise specifically provided herein.

ARTICLE 6: MAINTENANCE

6.1. Association's Responsibility.

(a) The Association shall maintain and keep in good condition, order and repair the Area of Common Responsibility, which includes, but need not be limited to:

(i) all Common Property;

(ii) all designated Areas of Common Responsibility described in Section 3.4;

(iii) all perimeter fencing, landscaping and other flora, parks, ponds, structures, and improvements, including any entry features and irrigation systems including any water quality units serving the detention ponds located within the Common Property, parking areas, bike and pedestrian pathways/trails, if any, and recreation facilities, if any, situated upon the Common Property.

(iv) all furnishings, equipment and other personal property of the Association;

(v) all street lighting located within the Properties that is not the responsibility of the City of Franklin, Tennessee or Williamson County, Tennessee;

(vi) any landscaping and other flora, buffers, entry features, structures and improvements included within public rights-of-way located within or abutting the Properties, including but not limited to street lights, or upon such other public land adjacent to the Properties as deemed necessary in the discretion of the Board;

(vii) such additional portions of any features and property included within the Area of Common Responsibility as may be designated by this Declaration, any Supplemental Declaration, or any contract or agreement for maintenance thereof entered into by the Association;

(viii) all ponds, streams, detention ponds, and/or wetlands located within the Properties which serve as part of the drainage and storm water retention system for the Properties, including any retaining walls, bulkheads or dams (earthen or otherwise) retaining water therein, and any fountains, lighting, pumps, conduits, and similar equipment installed therein or used in connection therewith; and

(ix) any property and facilities owned by Declarant and made available, on a temporary or permanent basis, for the primary use and enjoyment of the Association and its Members, such property and facilities to be identified by written notice from Declarant to the Association and to remain a part of the Area of Common Responsibility and be maintained by the Association until such time as Declarant revokes such privilege of use and enjoyment by written notice to the Association.

(x) all decorative street signs installed within the public right-of-ways within the Properties shall hereafter be recognized as being an Area of Common Responsibility for which the Association shall be responsible to replace if damaged or destroyed and installation if damaged by useable.

(b) The Association shall maintain the facilities and equipment within the Common Property in continuous operation, except for any periods necessary to perform required maintenance or repairs.

(c) The Association may be relieved of all or any portion of its maintenance responsibilities herein to the extent that such property is dedicated to any local, state, or federal government or quasi-governmental entity; provided however, that in connection with such assumption, assignment or dedication, the Association may reserve or assume the right or obligation to continue to perform all or any portion of its maintenance responsibilities, if the Board determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

(d) Except as provided above, the Area of Common Responsibility shall not be reduced by amendment of this Declaration or any other means during the Development Period except with the written consent of Declarant.

(e) Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of the Area of Common Responsibility shall be a Common Expense to be allocated among all Homesites as part of the General Assessment, without prejudice to the right of the Association to seek reimbursement from the owner(s) of, or other Persons responsible for, certain portions of the Area of Common Responsibility pursuant to the Governing Documents, any recorded covenants, or any agreements with the owner(s) thereof

(f) In the event that the Association fails to properly perform its maintenance responsibilities hereunder and to comply with the Community-Wide Standard, Declarant may, upon not less than ten (10) Days notice and opportunity to cure such failure, cause such maintenance to be performed and in such event, shall be entitled to reimbursement from the Association for all costs incurred.

6.2. Owner's Responsibility. Each Owner shall maintain all aspects of his or her Homesite and the improvements thereon. Each Owner shall also maintain any unimproved portion of a public right of way abutting said Owner's Homesite, which is not otherwise within the maintenance responsibility of the Association. In addition to any other enforcement rights, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the Homesite and the Owner in accordance with Section 9.6(b). The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation. Notwithstanding any provision of Section 6.1 or this Declaration, any damage to the Common Property or Areas of Common Responsibility that is caused by the negligence or intentional act of an Owner, the occupants of an Owner's Homesite, the Owner's agents, contractors, employees, licensees, guests or invitees shall be the responsibility of said Owner.

6.3. Standard of Performance. Responsibility for maintenance shall include responsibility for repair and replacement, as necessary. All maintenance shall be performed in a manner consistent with the Community-Wide Standard and all Governing Documents. Neither the Association nor any Owner shall be liable for any damage or injury occurring on, or arising out of the condition of, property which such Person does not own except to the extent that it has been negligent in the performance of its maintenance responsibilities.

ARTICLE 7: INSURANCE AND CASUALTY LOSSES

7.1. Association Insurance.

(a) **Required Coverages.** The Association, acting through its Board or its duly authorized agent, shall obtain and continue in effect the following types of insurance, if reasonably available, or if not reasonably available, the most nearly equivalent coverages as are reasonably available:

- (i) Blanket property insurance on any Common Property or Area of Common Responsibility (except dwellings owned by members);
- (ii) Commercial general liability insurance on the Common Properties and on the Area of Common Responsibility, insuring the Association and its Members;
- (iii) Workers compensation insurance and employers liability insurance, if and to the extent required by law;
- (iv) Fidelity insurance covering all Persons responsible for handling Association funds in an amount at least equal to 3 months General Assessments plus reserves; and
- (v) Such additional insurance as the Board, in its best business judgment, determines advisable, which may include, without limitation, flood insurance and directors and officers liability coverage.

In the event of an insured loss, the deductible shall be treated as a Common Expense and assessed against all Homesites. However, if the Board reasonably determines, after notice and an opportunity to be heard in accordance with the Bylaws, that the loss is the result of the negligence or willful misconduct of one (1) or more Owners, their guests, invitees, or lessees; then the Board may specifically assess the full amount of such deductible against such Owner(s) and their Homesites pursuant to Section 9.6.

(b) The Association shall arrange for annual reviews of the sufficiency of insurance coverage by one (1) or more qualified Persons, at least one (1) of whom must be familiar with insurable replacement costs in the Williamson County area.

All Association policies shall provide for a certificate of insurance to be furnished to the Association and to each Member upon request. The policies may contain a reasonable deductible and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the policy limits satisfy the requirements of Section 7.1(a).

- (i) All insurance coverage obtained by the Board shall:
 - (1) be written with a company authorized to do business in the State of Tennessee which satisfies the requirements of the Federal National Mortgage Association, or such other secondary mortgage market agencies or federal agencies as the Board deems appropriate;
 - (2) be written in the name of the Association as trustee for the benefited parties. Policies on the Common Properties shall be for the benefit of the Association and its Members;
 - (3) not be brought into contribution with insurance purchased by Owners, occupants, or their Mortgagees individually;
 - (4) contain an inflation guard endorsement;
 - (5) include an agreed amount endorsement, if the policy contains a co-insurance clause;
- (ii) In addition, after the Control Period ends, the Board shall use reasonable efforts to secure insurance policies which provide:
 - (1) a waiver of subrogation as to any claims against the Association's Board, officers, employees, and its manager, the Owners and their tenants, servants, agents, and guests;
 - (2) a waiver of the insurer's rights to repair and reconstruct instead of paying cash;
 - (3) an endorsement precluding cancellation, invalidation, suspension, or non-renewal by the insurer on account of anyone (1) or more individual Owners, or on account of any curable defect or violation without prior written demand to the Association to cure the defect or violation and allowance of a reasonable time to cure;

(4) an endorsement excluding Owners' individual policies from consideration under any "other insurance" clause;

(5) a cross liability provision; and

(6) a provision vesting the Board with the exclusive authority to adjust losses; provided however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related to the loss.

(c) In the event of any insured loss to the Common Property, only the Board or its duly authorized agent may file and adjust insurance claims and obtain reliable and detailed estimates of the cost of repair or reconstruction. Repair or reconstruction, as used in this subsection, means repairing or restoring the property to substantially the condition in which it existed prior to the damage, allowing for changes or improvements necessitated by changes inapplicable building codes.

Any damage to or destruction of the Common Property shall be repaired or reconstructed unless the Members holding at least eighty percent (80%) of the total eligible votes in the Association (and, during the Development Period, Declarant) shall decide within sixty (60) Days after the loss not to repair or reconstruct. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Property shall be repaired or reconstructed.

If determined in the manner described above that the damage or destruction to the Common Property shall not be repaired or reconstructed and no alternative improvements are authorized, the affected property shall be cleared and maintained by the Association consistent with the Community-Wide Standard.

Any insurance proceeds remaining after paying the costs of repair or reconstruction, or after such settlement as is necessary and appropriate, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of Mortgagees and may be enforced by the Mortgagee of any affected Homesite.

If insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board of Directors may, without a vote of the Members, levy Special Assessments to cover the shortfall.

7.2. Owners' Insurance. By virtue of taking title to a Homesite, each Owner covenants and agrees with all other Owners and with the Association to carry property insurance for the full replacement cost of all insurable improvements on his or her Homesite, less a reasonable deductible.

Each Owner further covenants and agrees that in the event of damage to or destruction of structures on or comprising his or her Homesite, the Owner shall proceed promptly to repair or to reconstruct in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article 10. Alternatively, the Owner shall clear the Homesite of all debris and ruins and maintain the Homesite in a neat and attractive, landscaped condition consistent with the Community-Wide Standard. The Owner shall pay any costs which are not covered by insurance proceeds.

ARTICLE 8: ANNEXATION AND WITHDRAWAL OF PROPERTY; ADJACENT COMMERCIAL PROPERTY

8.1. Annexation by Declarant. Until ten (10) years after the recording of this Declaration in the Public Records, Declarant may from time to time unilaterally subject to the provisions of this Declaration all or any portion of the Additional Property. Declarant may transfer or assign this right to annex property, provided that the transferee or assignee is the developer of at least a portion of the real property described in Exhibits "A" or "B" and that such transfer is memorialized in a written, recorded instrument executed by Declarant.

8.2. Annexation by Membership. The Association may annex any real property to the provisions of this Declaration with the consent of the owner of such property, the affirmative vote of Members holding a Majority of the votes of the Association represented at a meeting duly called for such purpose, and, during the Development Period, the written consent of Declarant. Such annexation shall be accomplished by filing a Supplemental Declaration describing the property being annexed in the Public Records. Any such Supplemental Declaration shall be signed by the president and the secretary of the Association, and by the owner of the annexed property, and by Declarant, if Declarant's consent is required. Any such annexation shall be effective upon filing unless otherwise provided therein.

8.3. Withdrawal of Property. Declarant reserves the right to amend this Declaration during the Development Period, for the purpose of removing any portion of the Properties from the coverage of this Declaration. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn, if not Declarant. If the property is

Common Property, the Association shall consent to such withdrawal.

8.4. Additional Covenants and Easements. Declarant may unilaterally subject any portion of the Properties to additional covenants and easements, including covenants obligating the Association to maintain and insure such property on behalf of the Owners and obligating such Owners to pay the costs incurred by the Association through Specific Assessments. Such additional covenants and easements shall be set forth in a Supplemental Declaration filed either concurrently with or after the annexation of the subject property, and shall require the written consent of the owner(s) of such property, if other than Declarant. Any such Supplemental Declaration may supplement, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the subject property in order to reflect the different character and intended use of such property.

8.5. Amendment. This Article shall not be amended during the Development Period without the prior written consent of Declarant.

ARTICLE 9: ASSESSMENTS

9.1. Creation of Assessments. There are hereby created assessments for Association expenses as the Board may specifically authorize from time to time. There shall be three (3) types of assessments: (a) General Assessments as described in Section 9.2; (b) Special Assessments as described in Section 9.5; and (c) Specific Assessments as described in Section 9.6. Each Owner, by accepting a deed or entering into a recorded contract of sale for any portion of the Properties, is deemed to covenant and agree to pay these assessments.

All assessments and other charges, together with interest, late charges, costs of collection, and reasonable attorney's fees, shall be a charge and continuing lien upon each Homesite against which the assessment or charge is made until paid, as more particularly provided in Section 9.7. Each such assessment or charge, together with interest, late charges, costs, and reasonable attorney's fees, also shall be the personal obligation of the Person who was the Owner of such Homesite at the time the assessment arose. Upon a transfer of title to a Homesite, the grantee shall be jointly and severally liable for any assessments and other charges due at the time of conveyance. However, no first Mortgagee who obtains title to a Homesite by exercising the remedies provided in its Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title.

The Association shall, upon request, furnish to any Owner liable for any type of assessment a written statement signed by an Association officer or designee setting forth whether such assessment has been paid. Such statement shall be conclusive evidence of payment. The Association may require the advance payment of a reasonable processing fee for the issuance of such statement.

Assessments shall be paid in such manner and on such dates as the Board may establish, which may include discounts for early payment or similar time/price differentials. The Board may require advance payment of assessments at closing of the transfer of title to a Homesite and impose special requirements for Owners with a history of delinquent payment. If the Board so elects, assessments may be paid in two (2) or more installments. Unless the Board otherwise provides, the General Assessment shall be due and payable in advance on the first day of each fiscal year. If any Owner is delinquent in paying any assessments or other charges levied on his or her Homesite, the Board may require any unpaid installments of all outstanding assessments to be paid in full immediately. Any assessment or installment thereof shall be considered delinquent on the fifteenth (15th) day following the due date unless otherwise specified by Board resolution.

No Owner may exempt himself or herself from liability for assessments by non-use of Common Property, abandonment of his or her Homesite, or any other means. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off shall be claimed or allowed for any alleged failure of the Association or Board to take some action or perform some function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from any other action it takes.

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

9.2. Computation of General Assessments. At least thirty (30) Days before the beginning of each fiscal year, the Board shall prepare a budget covering the estimated Common Expenses during the coming year, which may include a contribution to establish a reserve fund.

General Assessments shall be levied equally against all Homesites and other property subject to assessment and shall be set at a level which is reasonably expected to produce total income for the Association equal to the total budgeted Common

Expenses, including any reserves. In determining the level of General Assessments, the Board, in its discretion may consider other sources of funds available to the Association, including any surplus from prior years, and any assessment income expected to be generated from any additional Homesites reasonably anticipated to become subject to assessment during the fiscal year.

Unless required as a matter of law, neither Declarant, predecessor Declarants, nor any Builder who has purchased land from Declarant for the purpose of erecting a dwelling thereon, shall at any time be subject to any assessments. During the Control Period, Declarant may, but shall not be obligated to, reduce the General Assessment for any fiscal year by payment of a subsidy and/or contributions of services and materials, which may be treated as either a contribution or an advance against future assessments due from Declarant, or a loan, in Declarant's discretion. Any such anticipated payment or contribution by Declarant shall be disclosed as a line item in the Common Expense budget. Payments by Declarant in any year shall under no circumstances obligate Declarant to continue such payments in future years, unless otherwise provided in a written agreement between the Association and Declarant. Notwithstanding the preceding, the assessments will commence as to each Homesite owned by Declarant, predecessor Declarants, or a Builder upon its occupancy as a residence. In addition and notwithstanding anything to the contrary herein, Declarant may contribute assessments due from it in services or materials or a combination of services and materials, rather than in money, (herein collectively called "in kind contribution"). The amount by which monetary assessments shall be decreased as a result of any in kind contribution shall be the fair market value of the contribution. Notwithstanding the exemption of Builders from assessments provided above, Builders shall be responsible for Specific Assessments related to matters described in Section 9.6(b) and for Specific Assessments made for fines and penalties.

9.3. Operating Budget. The Board shall send a copy of the annual operating budget and notice of the amount of the General Assessment for the following year to each Owner or other person subject to assessments at least thirty (30) Days prior to the beginning of the fiscal year for which it is to be effective. Such budget and assessment shall become effective unless disapproved at a meeting by Members holding at least sixty-seven percent (67%) of the total votes in the Association and, during the Development Period, by Declarant. There shall be no obligation to call a meeting for the purpose of considering the budget except on petition of the Members as provided for special meetings in the Bylaws, which petition must be presented to the Board within twenty (20) Days after delivery of the notice of assessments. If a meeting is requested, assessments pursuant to such proposed budget shall not become effective until after such meeting is held, provided such assessments shall be retroactive to the original effective date of the budget if the budget is not disapproved at such meeting.

If the proposed budget is disapproved or the Board fails for any reason to determine the budget for any year, then until such time as a budget is determined, the budget in effect for the immediately preceding year shall continue for the current year. In such event or if the budget proves inadequate for any reason, the Board may prepare a revised budget for the remainder of the fiscal year. The Board shall send a copy of the revised budget to each Owner and other persons subject to assessments at least thirty (30) Days prior to its becoming effective. The revised budget shall become effective unless disapproved in accordance with the above procedure.

9.4. Budgeting for Reserves. The Board shall prepare and periodically review separate reserve budgets for the Common Property, and for Areas of Common Responsibility which take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost of capital items under each budget. The Board shall include a capital contribution to fund reserves in an amount which the Board, in the exercise of its business judgment, deems sufficient to meet the projected needs under each budget with respect to both amount and timing by annual contributions for the budget period.

The reserve budget shall establish an appropriate reserve fund, in an amount to fund periodic major maintenance and repair.

Reserve funds shall be held in a separate account or accounts from the operating and other funds of the Association.

The reserve funds held in each account may be expended only for major maintenance, repair, or replacement of those assets covered by the reserve budget pursuant to which they were collected. Subject to such limitation, the Board may adopt resolutions regarding the expenditure of any reserve funds including, without limitation, policies designating the nature of assets for which reserve funds may be expended. Neither the Association membership, nor the Board shall adopt, modify, limit or expand such policies without Declarant's prior written consent during the Development Period.

9.5. Special Assessments. In addition to other authorized assessments, the Association may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted. Special Assessments shall be allocated equally among all Homesites. There shall be no obligation to call a meeting for the purpose of considering any Special

Assessment except on petition of the Members as provided for special meetings in the Bylaws, which petition must be presented to the Board within twenty (20) Days after delivery of the notice of such Special Assessment. Special Assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved.

9.6. Specific Assessments. The Association shall have the power to levy Specific Assessments against a particular Homesite or other property subject to a Limited Supplemental Declaration as follows:

(a) to cover the costs, including overhead and administrative costs, of providing benefits, items, or services to the Homesite(s) or occupants thereof upon request of the Owner pursuant to a menu of special services which the Board may from time to time authorize to be offered to Owners and occupants (which might include, without limitation, janitorial service, pest control, etc.), which assessments may be levied in advance of the provision of the requested benefit, item or service as a deposit against charges to be incurred by the Owner; and

(b) to cover costs incurred in bringing the Homesite(s) into compliance with the terms of the Governing Documents, or costs incurred as a consequence of the conduct of the Owner or occupants of the Homesite, their agents, contractors, employees, licensees, invitees, or guests.

In addition, fines levied by the Association pursuant to section 5.3 constitute Specific Assessments.

9.7. Lien for Assessments. The Association shall have a lien against each Homesite and other property subject to assessment to secure payment of assessments and other charges, as well as interest at a rate to be set by the Board (subject to the maximum interest rate limitations of Tennessee law), late charges in such amount as the Board may establish (subject to the limitations of Tennessee law), costs of collection and reasonable attorneys fees. Such lien shall be superior to all other liens, except (a) the liens of all taxes, bonds, assessments, and other levies which by law would be superior, and (b) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value. Such lien may be enforced by suit, judgment, and judicial or nonjudicial foreclosure.

Declarant or the Association may bid for the Homesite or other property at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Homesite or other property. While a Homesite or other property is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other Homesite and property subject to assessment shall be charged, in addition to its usual assessment, its pro rata share of the assessment allocated to the Homesite or other property owned by the Association. The Association may sue for unpaid assessments and other charges authorized hereunder without foreclosing or waiving the lien securing the same.

The sale or transfer of any Homesite or other property subject to assessment shall not affect the assessment lien or relieve such Homesite or other property from the lien for any subsequent assessments. However, the sale or transfer of any Homesite or other property subject to assessment pursuant to foreclosure of the first Mortgage shall extinguish the lien as to any installments of such assessments due prior to such sale or transfer. A Mortgagee or other purchaser of a Homesite or other property subject to assessment who obtains title pursuant to foreclosure of the Mortgage shall not be personally liable for assessments on such Homesite or other property due prior to such acquisition of title. Such unpaid assessments shall be deemed to be Common Expenses collectible from Owners of all Homesites and other property subject to assessment under Section 9.2, including such acquirer, its successors and assigns. .

All other Persons acquiring liens or encumbrances on any Homesite or other property subject to assessment after this Declaration has been recorded shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for assessments, as provided herein, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances. The lien established herein shall be applicable for all Specific Assessments charged to any Builder in accordance with Section 9.2, as well as any additional assessments subsequently charged to Builder (in whole or in part) whether established by amendment to the Declaration or by contractual obligation between Builder and Declarant.

9.8. Date of Commencement of Assessments. The obligation to pay assessments shall commence as to each Homesite on the date which the Homesite is conveyed to a Person other than a Builder or Declarant. The first annual General Assessment, if any, levied on each Homesite shall be adjusted according to the number of days remaining in the fiscal year at the time assessments commence on the Homesite.

9.9. Failure to Assess. Failure of the Board to establish assessment amounts or rates or to deliver or mail each Owner or other person subject to assessment an assessment notice shall not be deemed a waiver, modification, or a release of any Owner

and other person subject to assessment from the obligation to pay assessments. In such event, each Owner shall continue to pay General Assessments on the same basis as during the last year for which an assessment was made, if any, until a new assessment is levied, at which time the Association may retroactively assess any shortfalls in collections.

9.10. Exempt Property. In addition to the exemptions from assessments provided in Section 9.2, the following property shall be exempt from payment of assessments:

(a) All Common Property and such portions of the property owned by Declarant as are included in the Area of Common Responsibility pursuant to Section 3.4; and

(b) Any property dedicated or otherwise conveyed to and accepted by any governmental authority or public utility.

9.11. Capitalization of Association: Transfer Fees. Upon acquisition of record title to a Homesite by the first Owner thereof other than Declarant or a Builder or upon occupancy of a Homesite by a Person other than a Builder or Declarant, a contribution shall be made by the purchaser or occupant to the working capital of the Association in an amount to be determined by the Board of Directors, but in no event less than one-sixth (1/6th) of the annual General Assessment per Homesite for that year, and no more than the full annual General Assessment per Homesite for that year. Referred to as the "Working Capital Contribution," this amount shall be in addition to, not in lieu of, the annual General Assessment and shall not be considered an advance payment of such assessment. This amount shall be collected and disbursed to the Association at closing of the purchase and sale of the Homesite to the first Owner, or if the obligation to make the capital contribution arises by virtue of occupancy of a Homesite by a Person other than a Builder or Declarant, the Working Capital Contribution shall be paid immediately upon demand by the Association. Working Capital Contributions shall be used by the Association in covering operating expenses and other expenses incurred by the Association pursuant to the Governing Documents.

In order to compensate the Association or its agents for work associated with the conveyance of title to Homesites within Tywater Association may charge the transferors of such Homesites a reasonable fee in an amount established by the Association (a "Transfer Fee"). Transfer Fees shall be considered in the nature of assessments shall constitute a lien on the transferred Homesite and may be collected in the same manner provided for the collection of assessments in this Declaration. The Declarant shall be exempt from Transfer Fees.

9.12. Contributions by Declarant.

(a) In accordance with subsection 9.2 above, Declarant may support the Association by funding operating deficits during the Control Period. At the sole election of Declarant, Declarant may recoup from the Association all such payments, which amounts may be paid from the operating account of the Association, or from the Working Capital Contributions collected at the sale of Homesites, but not from capital reserves. Whether or not Declarant recoups any other deficit amounts, it is not the intention of Declarant to forfeit refundable reserves or deposits paid by Declarant, nor to pay for deficits created by the nonpayment of assessments by an Owner or Owners. It is also not the intention of Declarant to pay for expenses which are otherwise covered in the annual budget of the Association, but which, due to the requirement of an advance payment, create temporary or seasonal deficits. Accordingly, Declarant shall be reimbursed for all amounts paid by Declarant in the funding of deficits caused by the nonpayment of assessments by an Owner or Owners which, if not sooner paid, shall be paid to Declarant at the time the unpaid assessment is collected. In addition, if not sooner paid, Declarant shall be reimbursed for any refundable deposit upon the Association's receipt of the same.

(b) Amounts paid by Declarant to fund operating deficits shall be collectible by Declarant at anytime from the Working Capital Contributions or from excess funds not designated for capital reserves. Declarant shall have the right to pursue the collection of any unpaid assessments on behalf of the Association, as well as the right to act on behalf of the Association (if necessary) in obtaining refunds of all deposits paid for by Declarant. The Board of Directors, specifically including members of the Board appointed by Declarant, shall be authorized to execute a promissory note or notes on behalf of the Association to further evidence the obligations of the Association established herein. The failure to execute such a note shall in no way diminish the obligations created hereby.

(c) In no event shall the Association's obligation to reimburse Declarant as set forth in this Section 9.12 relieve Declarant of the obligation to pay assessments for Homesites which are occupied as a residence in accordance with Section 9.2 above; however, Declarant may set off amounts due as assessments against amounts owed Declarant hereunder.

(d) This Section 9.12 may only be amended with the prior written consent of Declarant. Each Owner, by

acceptance of a deed to a Homesite in the Property, and the Association, shall be deemed to have approved of the reimbursements to Declarant required by this Section 9.12.

ARTICLE 10: ARCHITECTURAL STANDARDS

10.1. General. No exterior structure or improvement, as described in Section 10.4 shall be placed, erected, installed or made upon any Homesite or adjacent to any Homesite where the purpose of the structure is to service such Homesite except in compliance with this Article, and with the prior written approval of the ARB under Section 10.2, unless exempted from the application and approval requirements pursuant this Section.

Except as noted herein, this Article shall not apply to the activities of Declarant, nor to improvements to the Common Property by or on behalf of the Association. This Article may not be amended during the Development Period without Declarant's written consent.

10.2. Architectural Review. Responsibility for administration of the Architectural Standards and review of all applications for construction and modifications under this Article shall be handled by the ARB, the members of which need not be Members of the Association or representatives of Members, and may, but need not, include architects, landscape architects, engineers or similar professionals, whose compensation, if any, shall be established from time to time by the ARB. The ARB may establish and charge reasonable fees for review of applications hereunder and may require such fees to be paid in full prior to review of any application. Such fees may include the reasonable costs incurred in having any application reviewed by architects, engineers or other professionals.

The ARB shall consist of one (1) to five (5) persons and shall have exclusive jurisdiction over all construction on any portion of the Properties. Until one hundred percent (100%) of the Properties have been developed and conveyed to Owners other than Builders and Declarant and initial construction on each Homesite has been completed in accordance with the Architectural Standards, Declarant retains the right to appoint all members of the ARB who shall serve at Declarant's discretion. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Declarant. Upon the expiration or surrender of such right, the Board shall appoint the members of the ARB, who shall thereafter serve and may be removed in the Board's discretion.

10.3. Guidelines and Procedures.

(a) Declarant may, but shall not be obligated to, prepare Architectural Standards for the Properties. The Architectural Standards may contain general provisions applicable to all of the Properties, as well as specific provisions which vary according to land use and from one (1) portion of the Properties to another depending upon the location, unique characteristics, and intended use. The Architectural Standards, if promulgated and adopted, are intended to provide guidance to Owners and Builders regarding matters of particular concern to the ARB in considering applications hereunder, but shall not be the exclusive basis for decisions of the ARB, and compliance with the Architectural Standards does not guarantee approval of any application.

Architectural Standards, if promulgated, shall be adopted by the ARB, which shall have sole and full authority to amend them. Any amendments to the Architectural Standards shall be prospective only and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to the Architectural Standards; the ARB is expressly authorized to amend the Architectural Standards to remove requirements previously imposed or otherwise to make the Architectural Standards less restrictive. The ARB shall make the Architectural Standards available to Owners and Builders who seek to engage in development or construction within the Properties.

(b) Plans and specifications showing the nature, kind, shape, color, size, materials, and location of all proposed structures and improvements shall be submitted to the ARB for review and approval (or disapproval). In addition, information concerning septic tank; drainage fields and placement (if applicable); irrigation systems, drainage, lighting, landscaping and other features of proposed construction shall be submitted as applicable and as required by the Architectural Standards. In reviewing each submission, the ARB may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other considerations. Decisions may be based solely on aesthetic considerations. Each Owner acknowledges that opinions on aesthetic matters are subjective and may vary over time.

In the event that the ARB fails to approve or to disapprove any application within thirty (30) Days after submission of

all information and materials reasonably requested, the application shall be deemed approved. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Architectural Standards unless a variance has been granted in writing by the ARB pursuant to Section 10.6.

Notwithstanding the above, the ARB by resolution may exempt certain activities from the application and approval requirements of this Article, provided such activities are undertaken in strict compliance with the requirements of such resolution.

Any Owner may remodel, paint or redecorate the interior of structures on his or her Homesite without approval. However, modifications to the interior of screened porches, patios, and similar portions of a Homesite visible from outside the structures on the Homesite shall be subject to approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications.

10.4. Construction Period. After commencement of construction, each Owner shall diligently continue construction to complete such construction in a timely manner. The initial construction of all structures must be completed within one (1) year after commencement of construction, unless extended by the ARB in its sole discretion. All other construction shall be completed within the time limits established by the ARB at the time the project is approved by the ARB.

For the purposes of this Section, commencement of construction shall mean that (a) all plans for such construction have been approved by the ARB; (b) a building permit has been issued for the Homesite by the appropriate jurisdiction; and (c) construction of a structure has physically commenced beyond site preparation. Completion of a structure shall mean that a certificate of occupancy has been issued by the appropriate jurisdiction for the Homesite.

10.5. No Waiver of Future Approvals. Approval of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval; shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

10.6. Variance. The ARB may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing; (b) be contrary to this Declaration; or (c) prevent the ARB from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

10.7. Limitation of Liability. The standards and procedures established pursuant to this Article are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the Properties only, and shall not create any duty to any Person. Review and approval of any application pursuant to this Article is made on the basis of aesthetic considerations only, and neither Declarant, the Association, the Board, nor the ARB shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, the adequacy of soils or drainage, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring that all dwellings are of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to neighboring property owners. Neither Declarant, the Association, the Board, the ARB or any committee, or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction or modifications to any Homesite. In all matters, the committees and their members shall be defended and indemnified by the Association as provided in Section 5.5.

10.8. Enforcement. Declarant, any member of the ARB or the Board, or the representatives of each shall have the right, during reasonable hours and after reasonable notice, to enter upon any Homesite to inspect for the purpose of ascertaining whether any structure or improvement is in violation of this Article. Any structure, improvement or landscaping placed or made in violation of this Article shall be deemed to be nonconforming. Upon written request from the ARB, Owners shall, at their own cost and expense, remove such structure or improvement and restore the property to substantially the same condition as existed prior to the nonconforming work. Should an Owner fail to remove and restore the property as required, after compliance with any procedures established by the Governing Documents, any authorized agent of Declarant, the ARB, or the Board shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed. Entry for such purposes and in compliance with this Section shall not constitute a trespass. In addition, the Board may enforce the decisions of Declarant and the ARB by any means of enforcement described in Section 5.3. All costs, together with

the interest at the maximum rate then allowed by law, may be assessed against the benefited Homesite and collected as a Specific Assessment.

Unless otherwise specified in writing by the committee granting approval, all approvals granted hereunder shall be deemed conditioned upon completion of all elements of the approved work and all work previously approved with respect to the same Homesite, unless approval to modify any application has been obtained. If, after commencement, any Person fails to diligently pursue to completion all approved work, the Association shall be authorized, after notice to the Owner of the Homesite and an opportunity to be heard in accordance with the Bylaws, to enter upon the Homesite and remove or complete any incomplete work and to assess all costs incurred against the Homesite and the Owner thereof as a Specific Assessment.

Neither the ARB or any member of the foregoing nor the Association, Declarant, or their members, officers or directors shall be held liable to any Person for exercising the rights granted by this Article. Any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of this Article or the Design Guidelines may be excluded by the ARB from the Properties, subject to the notice and hearing procedures contained in the Bylaws.

In addition to the foregoing, the Association shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Article and the decisions of the ARB.

ARTICLE 11: USE RESTRICTIONS

11.1. General. This Article sets out certain use restrictions which must be complied with by all Owners and occupants of any Homesite. The Properties shall be used only for residential, recreational, and related purposes (which may include, without limitation, model homes, sales offices for Builders, an information center and/or a sales office for any real estate broker retained by Declarant to assist in the sale of property described on Exhibit "A" offices for any property manager retained by the Association, business offices for Declarant or the Association or related parking facilities) consistent with this Declaration and any Supplemental Declaration.

11.2. Rules and Regulations. In addition to the use restrictions set forth in Exhibit "D" attached hereto, the Board may, from time to time, without consent of the Members, promulgate, modify, or delete rules and regulations applicable to the Properties. Such rules shall be distributed to all Owners and occupants prior to the date that they are to become effective and shall thereafter be binding upon all Owners and occupants until and unless overruled, canceled, or modified in a regular or special meeting by Members holding a Majority of the votes in the Association, and, during the Development Period, the written consent of Declarant, and where applicable, any predecessor Declarant.

ARTICLE 12: EASEMENTS

12.1. Easements of Encroachment. Declarant reserves, creates, establishes and declares non-exclusive, perpetual, easements of encroachment, and for maintenance and use of any permitted encroachment, between adjacent Homesites and any adjacent Common Property, due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of these restrictions) to a distance of not more than three (3) feet, as measured from any point on the common boundary along a line perpendicular to such boundary. However, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of, or with the knowledge and consent of, the Person claiming the benefit of such easement.

12.2. Easements Reserved for Declarant. Declarant hereby reserves, creates, establishes and declares the following perpetual, appurtenant easements for itself, its designees, (which may include, without limitation, any governmental or quasi-governmental entity and any utility company), its agents, successors and assigns:

(a) During the Development Period upon, across, over, and under all of the Properties, including all buildings and Homesites, to the extent reasonably necessary for the purpose of installing, constructing, monitoring, replacing, repairing, maintaining, operating and removing: homes and related improvements on adjacent Homesites, cable, digital or similar television systems, master television antenna systems, and other devices for sending or receiving data and/or other electronic signals; security and similar systems; roads, walkways, pathways and trails; lakes, ponds, wetlands, irrigation, and drainage systems; street lights and signage; and all utilities, including, but not limited to, water, sewer, telephone, and electricity, and utility meters; and an easement for access of vehicular and pedestrian traffic over, across, and through the Properties, as necessary, to exercise the easements described in this Section;

(b) Declarant specifically grants to the local water supplier, water meter servicer, sewer service provider, electric

company, telephone company, and natural gas supplier the easements set forth herein across the Properties for ingress, egress, installation, reading, replacing, repairing, and maintaining utility lines, meters and boxes, as applicable;

(c) Declarant reserves and declares for itself during the Development Period, and its designees, the non-exclusive right and power to grant such specific easements or change the specific location of all utility and drainage lines within the Properties as may be necessary, in the sole discretion of Declarant, in connection with the orderly development of the Properties. Declarant reserves unto itself the right, in the exercise of its sole discretion, upon the request of any Person holding, or intending to hold, an interest in the Properties, or at any other time, (i) to release all or any portion of the Properties from the burden, effect, and encumbrance of any of the easements granted or reserved under this Section, or (ii) to define the limits of any such easements;

(d) Easements over the Common Property for the purpose of conducting or allowing its designees to conduct educational, cultural, entertainment, promotional or sporting events, and other activities of general community interest at such locations and times as Declarant, in its sole discretion, deems appropriate. Each Owner, by accepting a deed or other instrument conveying any interest in a Homesite, acknowledges and agrees that the exercise of this easement may result in a temporary increase in traffic, noise, gathering of crowds, and related inconveniences, and each Owner agrees on behalf of itself and the occupants of its Homesite to take no action, legal or otherwise, which would interfere with the exercise of such easement or to recover damages for or as the result of any such activities.

Any damage to a Homesite resulting from the exercise of the easements described in subsections (a) and (b) of this Section shall promptly be repaired by, and at the expense of the Person exercising the easement. The exercise of these easements shall not extend to permitting entry into the structures on any Homesite, nor shall it unreasonably interfere with the use of any Homesite, and except in an emergency, entry onto any Homesite shall be made only after reasonable notice to the Owner or occupant.

12.3. Easements for Drainage Ponds and Drainage Detention Areas. Detention ponds, retention ponds and drainage easements, ("Drainage Facilities") may exist within the Development and shown on recorded subdivision plats. Drainage Facilities are deemed to benefit the entire Development, and are declared to be perpetual and non-exclusive easements for drainage in favor of the Owners and the Association and shall be considered appurtenances to each Homesite, which easements shall include not only the right to use said Drainage Facilities, but the right to use and maintain the entire drainage system and all related facilities connected therewith. No Owner may obstruct or alter the drainage flows after location and installation of the Drainage Facilities without approval in accordance with the provisions of Article 10 hereof. Notwithstanding the fact that the easements created hereby to each Owner and Declarant, if the Drainage Facilities are not maintained by the City of Franklin, Tennessee or Williamson County, Tennessee the Association shall be responsible for maintaining the same in accordance with such standards as may be now or hereafter established by the City Franklin, Tennessee or Williamson County, Tennessee.

12.4. Slope Control, Drainage, and Waterway Maintenance. Declarant reserves, creates, establishes, and declares perpetual non-exclusive easements for itself, the Association, and their respective designees, in, upon, over, across, under and through the Properties, including each Homesite, for the purposes of:

(a) controlling soil erosion, including grading and planting with vegetation any areas of any Homesite which are or may be subject to soil erosion;

(b) drainage of natural or man-made water flow and water areas from any portion of the Properties;

(c) changing, modifying or altering the natural flow of water, water courses or waterways on or adjacent to any Homesite or Common Property;

(d) dredging, enlarging, reducing or maintaining any water areas or waterways within the Properties; however, no Person other than Declarant or predecessor Declarant shall alter the drainage on any Homesite to increase materially the drainage of storm water onto adjacent portions of the Properties without the consent of the Owner(s) of the affected Homesite, the Board, and Declarant during the Development Period; and

(e) installing such pipes, lines, conduits or other equipment as may be necessary for slope control, drainage and waterway maintenance of any portion of the Properties.

12.5. Easements for Zoning Conditions. Declarant reserves, creates, establishes, and declares a permanent and nonexclusive easement in, upon, over, across, under and through the Properties, including the Common Property, for the benefit

of Declarant, each Owner and the Association, to fulfill any zoning conditions as the same are set forth upon any recorded subdivision plat of the Properties, and as the same may be hereafter amended.

12.6. Maintenance. Declarant reserves, creates, establishes and declares a permanent and non-exclusive easement for itself, the Association, and their respective designees, for the repair, maintenance and replacement of all structures, improvements and landscaping placed upon the Properties by Declarant and intended to benefit the Development. The foregoing easement is intended to allow Declarant and the Association, as well as their respective designees, to maintain items such as entrance monuments, landscaping, berms, privacy and perimeter fencing, etc. The foregoing easements shall include, without limitation, the right to erect, maintain, repair, replace and re-erect structures, and shall also include the right to plant grass, plants, flowers, shrubs and trees, to tend and garden the same, and to generally landscape the area within said easements to keep them clean, attractive and uniform in appearance. All Owners taking title to any Homesite upon which such an easement lies will take title subject to the easement rights set forth herein. Entrance monuments and other improvements intended to benefit the community and which are constructed within or upon rights-of-way within or bordering the community, shall be maintained by the Association as any other Common Property.

12.7. Party Fence Easement. There shall be reciprocal appurtenant easements in any party fence between each Homesite and adjacent portions of the Common Property or as between adjacent Homesites, to construct, maintain, extend, repair, replace or otherwise work on the party fence provided, however, that such use shall not injure the adjoining property and shall not impair the party fence benefits and support to which the adjoining property is entitled. If it shall become necessary to repair or rebuild the fence or any portion as constructed or extended, the cost of such repairing or rebuilding as to such portions of the fence at the time used by both parties shall be at the expense of both in equal shares and as to any remaining portion shall be wholly at the expense of the party who shall exclusively use that portion.

12.8. Easement for Utilities Maintained by Owners. Declarant hereby establishes for the benefit of each Owner a nonexclusive easement for access to and installation, maintenance, repair, replacement and use of all pipes, wires, cables, conduits, utility lines, flues and ducts serving such Homesite and situated in, on or under any other Homesite or the Common Property. The Board of Directors, and without a vote of the Owners, shall have the right, power and authority to grant permits, licenses, utility easements, and other easements, permits or licenses necessary or desirable for the proper maintenance or operation of the Development under, through, or over the Homesites and/or the Common Property as maybe reasonably necessary to or desirable for the ongoing operation of the Development. In the event that any Owner desires access to another Homesite to install, maintain, repair or replace any utility pipe~ wire, cable, conduit, utility line, flue or duct, the Owner shall contact the Owner of such other Homesite(s) at least two (2) days in advance of the date that access is needed and attempt to agree on a convenient date and time for access by the Owner and the Owner's contractors. Access in emergency situations shall be granted immediately upon request. Any Owner of a Homesite to which access is needed under this Section shall not unreasonably withhold, condition or delay such access. Rights exercised pursuant to this easement shall be exercised with a minimum of interference to the quiet enjoyment of affected Homesites, reasonable steps shall be taken to protect such Homesites and the property of the Owners and Occupants thereof, and damage shall be repaired by the Person causing the damage at its sole expense.

12.9. Lateral Support. Each Homesite and the Common Property shall be burdened with an easement for lateral support, and each shall also have the reciprocal right to lateral support which shall be appurtenant to and pass with title to such property.

12.10. Easement for Entry and Enforcement. Declarant reserves, creates, establishes, and declares for itself, the Association, and their respective designees, an easement to enter all portions of the Properties, including any Homesite: (i) for emergency security, and safety reasons; (ii) to perform maintenance responsibilities as described in Article 6 elsewhere in this Declaration; and (iii) to make inspections to ensure compliance with the Governing Documents. All costs incurred, including reasonable attorney's fees, may be assessed against the Homesite Owner as a Specific Assessment. Such right may be exercised by any member of the Board, the Association's officers, committee members, agents, employees and managers of the Association, and by all police officers, fire fighters, ambulance personnel, and similar emergency personnel in the performance of their duties. Except in emergencies, entry onto a Homesite shall be only during reasonable hours and after notice to and permission from the Owner. This easement includes the right to enter any Homesite to cure any condition which may increase the possibility of fire, slope erosion, immediate risk of personal injury, or other hazard if an Owner fails or refuses to cure the condition within a reasonable time after request by the Board, but shall not authorize entry into any dwelling without permission of the Owner, except by emergency personnel acting in their official capacities. Damages to Owner's property caused by the

Association shall be repaired by the Association at its expense. Entry under this Section shall not constitute a trespass.

12.11. Easement for Greenbelt Maintenance.

(a) Declarant reserves for itself and its successors, assigns, and designees the nonexclusive right and easement, but not the obligation, to enter upon greenbelts, buffer zones and nondisturbance areas located within the Area of Common Responsibility to remove trash and other debris there from and to fulfill maintenance responsibilities as provided in this Declaration. Declarant's rights and easements provided in this Section shall be automatically transferred to the Association at the expiration of the Development Period or such earlier time as Declarant may elect, in its sole discretion, to transfer such rights by a written instrument. Declarant, the Association, and their designees shall have an access easement over and across any of the Properties abutting or containing any portion of a greenbelt, buffer zone or nondisturbance area to the extent reasonably necessary to exercise their rights under this Section.

(b) Encroachment of structures into, over} or across greenbelts, buffer zones and nondisturbance areas shown on any recorded subdivision plat of the Properties is strictly prohibited. Landscaping in these areas is subject to removal in the reasonable discretion of Declarant in the ordinary course of maintenance of these areas. Any landscaping permitted shall be installed in conformance with Article 10 herein. All Persons entitled to exercise these easements shall use reasonable care in, and repair any damage resulting from the intentional exercise of such easements.

(c) Declarant reserves unto itself the right, in the exercise of its sole discretion, upon the request of any Person holding, or intending to hold, an interest in the Properties, or at any other time, (i) to release all or any portion of the Properties from the burden, effect, and encumbrance of any of the easements granted or reserved under this Section, or (ii) to define the limits of any such easements.

12.12. Liability for Use of Easements. No Owner shall have a claim or cause of action against Declarant, its successors or assigns, arising out of the exercise or non-exercise of any easement reserved hereunder or shown on any subdivision plat for the Properties, except in cases of willful or wanton misconduct.

ARTICLE 13: MORTGAGEE PROVISIONS

The following provisions are for the benefit of holders, insurers and guarantors of first Mortgages on Homesites in the Propel ties. The provisions of this Article apply to both this Declaration and to the Bylaws, notwithstanding any other provisions contained therein.

13.1. Notices of Action. An institutional holder, insurer, or guarantor of a first Mortgage who provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the street address of the Homesite to which its Mortgage relates, thereby becoming an "Eligible Holder"), will be entitled to timely written notice of:

- (a) Any condemnation loss or any casualty loss which affects a material portion of the Properties or which affects any Homesite on which there is a first Mortgage held, insured, or guaranteed by such Eligible Holder;
- (b) Any delinquency in the payment of assessments or charges owed by a Homesite subject to the Mortgage of such Eligible Holder, where such delinquency has continued for a period of sixty (60) Days, or any other violation of the Declaration or Bylaws relating to such Homesite or the Owner or Occupant which is not cured within sixty (60) Days;
- (c) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association; or
- (d) Any proposed action which would require the consent of a specified percentage of Eligible Holders pursuant to Federal Home Loan Mortgage Corporation requirements.

13.2. Right to Records. Upon written request in accordance with Section 13.1, all eligible holders shall:

- (a) be entitled to attend and observe all meetings of Owners, but not meetings of the Board;
- (b) be furnished with copies of annual financial reports made to the Owners; and
- (c) be entitled to inspect the financial books and records of the Association during reasonable business hours.

13.3. No Priority. No provision of this Declaration or the Bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Homesite in the case of distribution to such Owner of insurance

proceeds or condemnation awards for losses to or a taking of the Common Property .

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

13.5 Amendment by Board. Should the Department of Veterans Affairs, the Federal Housing Administration, the Federal National Mortgage Association, or the Federal Home Loan Mortgage Corporation subsequently delete any of their respective requirements which may have necessitated the provisions of this Article or make such requirements less stringent, the Board, without approval of the Owners, may cause an amendment to this Article to be recorded to reflect such changes.

13.6. Failure of Mortgagee to Respond. Any Mortgagee who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) Days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, return receipt requested.

13.7. Construction of Article 13. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws, or Tennessee law for any of the acts set out in this Article.

ARTICLE 14: DECLARANT'S RIGHTS

14.1. Transfer or Assignment. Any or all of the special rights and obligations of Declarant set forth in the Governing Documents may be transferred or assigned in whole or in part to the Association or to other Persons, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that which Declarant has under this Declaration or the Bylaws. Upon any such transfer, Declarant shall be automatically released from any and all liability arising with respect to such transferred rights and obligations. No such transfer or assignment shall be effective unless it is in a written instrument signed by Declarant and duly recorded in the Public Records.

14.2 Development and Sales. Declarant and Builders authorized by Declarant may maintain and carry on the Properties such activities as, in the sole opinion of Declarant, may be reasonably required, convenient, or incidental to the development of the Properties and/or the construction or sale of Homesites, such as sales activities, tournaments, charitable events, and promotional events, and restrict Members from using the Common Property during such activities. Such activities shall be conducted in a manner to minimize (to the extent reasonably possible) any substantial interference with the Members' use and enjoyment of the Common Property. Declarant and authorized Builders shall have easements over the Properties for access, ingress and conducting such activities.

In addition, Declarant and Builders authorized by Declarant may establish within the Properties, such facilities as, in the sole opinion of Declarant, may be reasonably required, convenient, or incidental to the development of the Properties and/or the construction or sale of Homesites, including, but not limited to, business offices, signs, model units, tents, sales offices, sales centers and related parking facilities. During the Development Period, Owners may be excluded from use of all or a portion of such facilities in Declarant's sole discretion. Declarant and authorized Builders shall have easements over the Properties for access, ingress, and egress and use of such facilities.

Declarant may permit the use of any facilities situated on the Common Property by Persons other than Owners without the payment of any use fees.

14.3. Common Properties. In addition to any real property and easements that may be described elsewhere in this Declaration as Common Property, Declarant may convey, or cause to be, conveyed, to the Association such other real and personal property as Declarant, in Declarant's sole discretion, may determine to be necessary or proper for ownership by the Association as Common Property. The Association hereby covenants and agrees to accept all conveyances of Common Property made or caused to be made by Declarant. Notwithstanding any legal presumption to the contrary, the fee title to, and all rights in, any portion of the Properties owned by Declarant and designated as Common Property, (or which is designated by any words which similarly signify such property is for the use of the Owners in the community) whether by recorded plat of surveyor otherwise, or designated for public use, shall be reserved to Declarant until such time as the same shall be conveyed to the Association or to any municipality or other governmental body, agency or authority. Declarant hereby reserves the right, but not the obligation, to be exercised in its sole discretion, to designate the boundaries of all Homesites and Common Property within the Properties as they are developed and platted and to construct improvements thereon. Declarant shall have the right, but not the obligation, to make improvements and changes to all Common Property and to all Homesites owned by Declarant, including, without limitation, (i) installation and maintenance of any improvements in and to the Common Property, (ii) changes in the

location of the boundaries of any Homesite owned by Declarant or of the Common Property, (iii) installation and maintenance of any storm drainage system and water, sewer and other utility systems and facilities; and (iv) installation of security and/or refuse facilities. In accordance with the preceding, Declarant reserves the right to record, modify, amend, revise and add to, at any time and from time to time, any recorded plat or supplemental plats of the community, setting forth such information as Declarant may deem necessary with regard to the community, including without limitation, the locations and dimensions of the Homesites, Common Property, Additional Property (if any), roads, utility easements and systems, drainage easements and systems, right-of-way easements, and setback line restrictions. In addition to other reasons, the rights reserved to Declarant herein are for the purpose of allowing the expansion of the Development to include additional land, and to specifically allow the reconfiguration of Home sites and the roads serving the Development and the extension of roads into the Additional Property, if any. Declarant and its employees, agents and designees shall also have a right and easement over and upon all of the Common Property for the purpose of making, constructing and installing such improvements to the Common Property as it deems appropriate in its sole discretion.

14.4. Application of architectural Standards. The provisions contained in Articles 10 and 11, as well as all other architectural control provisions, contained in this Declaration, the Charter or the Bylaws, shall not apply to Declarant, nor to any predecessor Declarants. In addition, said provisions shall not apply to any Builder who acquires a Homesite from Declarant, any predecessor Declarants, or through other Builders who had acquired the Homesite from said parties for the purpose of constructing a dwelling thereon; provided, however, any such Builder must submit to and have its plans and specifications approved by Declarant, if title to the Homesite passed through Declarant, and provided further, if title to the Homesite passed through a predecessor Declarant, and said predecessor still owns at least one (1) Homesite for sale in the Development such plans and specifications must only be approved by said predecessor. This Section 14.4 may only be amended with the prior written consent of Declarant during the Development Period, and with the prior written consent of any predecessor Declarants still owning at least one (1) Homesite for sale.

The minimum square footage for residences constructed on the Lots shall be as 1,700 square feet.

14.5. Additional Covenants. No Person shall record any declaration of covenants, conditions and restrictions, declaration of condominium, easements, or similar instrument affecting any portion of the Properties without Declarant's review and written consent. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by Declarant and recorded in the Public Records. No such instrument recorded by any Person (other than instruments contemplated by Article 8 and Section 15.2 hereof) may conflict with the Declaration, Bylaws or Charter.

14.6. Right of Declarant to Disapprove Actions. So long as Declarant owns any portion of the Properties, Declarant shall have the right to disapprove any action, policy or program of the Association, the Board and any committee which, in the sole judgment of Declarant, would tend to impair rights of Declarant or Builders under the Governing Documents, or interfere with development of, construction on, or marketing of any portion of the Properties, or diminish the level of services being provided by the Association. This right to disapprove is in addition to, and not in lieu of, any right to approve or disapprove specific actions of the Association, the Board or any committee as may be granted to Declarant in the Governing Documents.

(a) Declarant shall be given written notice of all meetings and proposed actions approved at meetings (or by written consent in lieu of a meeting) of the Association, the Board or any committee. Such notice shall be given by certified mail, return receipt requested, or by personal delivery at the address Declarant has registered with the secretary of the Association, which notice complies with the Bylaws and which notice shall, except in the case of the regular meetings held pursuant to the Bylaws, set forth in reasonable particularity the agenda to be followed at such meeting.

(b) Declarant shall be given the opportunity at any such meeting to join in or to have its representatives or agents join in discussion from the floor of any prospective action, policy, or program which would be subject to the right of disapproval set forth herein. Declarant, its representatives or agents may make its concerns, thoughts, and suggestions known to the Board and/or the members of the subject committee.

(c) No action, policy or program subject to the right of disapproval set forth herein shall become effective or be implemented until and unless the requirements of subsections (a) and (b) above have been met and the time period set forth in subsection (d) below has expired.

(d) Declarant, acting through any officer or director, agent or authorized representative, may exercise its right to disapprove at any time within ten (10) Days following the meeting at which such action was proposed or, in the case of any

action taken by written consent in lieu of a meeting, at any time within ten (10) Days following receipt of written notice of the proposed action. No action, policy or program shall be effective or implemented if the Declarant exercises its right to disapprove. This right to disapprove may be used to block proposed actions but shall not include a right to require any action or counteraction on behalf of any committee, or the Board or the Association. Declarant shall not use its right to disapprove to reduce the level of services which the Association is obligated to provide or to prevent capital repairs or any expenditure required to comply with applicable laws and regulations.

14.7. Amendments. Notwithstanding any contrary provision of this Declaration, no amendment to or modification of any use restrictions and rules or Architectural Standards made after termination of the Control Period shall be effective without prior notice to and the written consent of Declarant. This Article may not be amended without the written consent of Declarant. The rights contained in this Article shall terminate upon the earlier of (a) expiration of the Development Period, or (b) upon recording by Declarant of a written statement that all sales activity has ceased.

14.8. Restrictions on Declarant's Rights and Powers. All rights and powers reserved to or granted to the Declarant in this Declaration and any exercise of said rights or powers by the Declarant are specifically limited by and subject to the rights, claims and remedies reserved by the Seller under that certain Memorandum of Purchase and Sale Agreement dated _____, of record as Instrument Number _____, Register's Office for Williamson County, Tennessee and all agreements referenced therein.

ARTICLE 15: GENERAL PROVISIONS

15.1. Duration.

(a) Except as otherwise limited by Tennessee law, this Declaration shall have perpetual duration. If Tennessee law limits the period during which covenants may run with the land; then to the extent consistent with such law, this Declaration shall automatically be extended at the expiration of such period for successive periods of twenty (20) years each. Notwithstanding the above, if any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

(b) Unless otherwise provided by Tennessee law, this Declaration may be terminated within the first twenty (20) years after the date of recording by an instrument signed by Owners of at least ninety percent (90%) of the total Homesites within the Properties, which instrument is recorded in the Public Records; provided however, regardless of the provisions of Tennessee law, this Declaration may not be terminated during the Development Period without the prior written consent of Declarant. After twenty (20) years from the date of recording, this Declaration may be terminated only by an instrument signed by Owners owning at least fifty-one percent (51%) of the Homesites and constituting at least fifty-one percent (51%) of the total number of Owners) and by Declarant, if Declarant owns any portion of the Properties, which instrument complies with the requirements of Tennessee law and is recorded in the Public Records. In the event this Declaration is terminated, the Owners will be responsible for the maintenance of the Common Property. Nothing in this Section shall be construed to permit termination of any easement created in this Declaration without the consent of the holder of such easement.

15.2. Amendment

(a) **By Declarant.** Subject to the provisions of Article 13; Declarant may unilaterally amend this Declaration at any time and from time to time if such amendment is necessary (i) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (ii) to enable any reputable title insurance company to issue title insurance coverage on the Homesites; (iii) to enable any institutional or governmental lender, purchaser, insurer or guarantor of Mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make, purchase, insure or guarantee Mortgage loans on the Homesites; (iv) to satisfy the requirements of any local, state or federal governmental agency; or, (v) to correct a scrivener's error. However, any such amendment shall not adversely affect the title to any Homesite unless the Owner shall consent in writing. In addition, during the Development Period, Declarant may unilaterally amend this Declaration for any other purpose, provided the amendment has no material adverse effect upon any right of any Owner.

(b) **By the Board.** The Board shall be authorized to amend this Declaration without the consent of the Members (i) for the purpose of conforming this Declaration to any mandatory provisions of Tennessee law and (ii) to correct scriveners' errors and other mistakes of fact, provided that amendments under this provision have no material adverse effect on the rights of the Owners. During the Development Period, any such amendment shall require the written consent of Declarant.

(c) **By Members.** Except as otherwise specifically provided above and elsewhere in this Declaration, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Members holding seventy-five percent (75%) of the total eligible votes in the Association and, during the Development Period, the written consent of Declarant. In addition, approval requirements set forth in Article 13, if any, shall be met, if applicable.

Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

(d) **Validity and Effective Date.** Any amendment to the Declaration shall become effective upon recordation in the Public Records, unless a later effective date is specified in the amendment. Any procedural challenge to an amendment must be made within six (6) months of its recordation or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration. During the Development Period, no amendment may remove, revoke, or modify any right, privilege or exemption of Declarant without the written consent of Declarant, or the assignee of such right, privilege or exemption. In addition, for so long as any predecessor Declarant owns at least one Homesite primarily for sale, no amendment may remove, revoke, or modify any right, privilege or exemption of said predecessor Declarant without the written consent of said predecessor Declarant.

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

15.3. Severability. Invalidation of any provision of this Declaration, in whole or in part, or any application of a provision of this Declaration by judgment or court order, shall in no way affect other provisions or applications.

15.4. Dispute Resolution. Any Owner, occupant or other person subject to the provisions of this Declaration must give written notice to the Board requesting a hearing with the Board and attend such hearing to discuss amicable resolution of any dispute before that Owner, occupant or other person files any lawsuit against the Association, the Board, any director, or any agent of the Association. The Owner, occupant or other person shall, in such notice and at the hearing, make a good faith effort to explain the grievance to the Board and to resolve the dispute in an amicable fashion and shall give the Board a reasonable opportunity to address the Owners, occupant's or other person's grievance before filing suit. Upon receiving a request for a hearing, the Board shall give notice of the date, time and place of the hearing to the person requesting the hearing. The Board shall schedule this hearing for a date no less than seven (7) nor more than twenty-one (21) Days from the date of receipt of the notice of hearing by the person requesting the hearing.

15.5. Litigation. Except as provided below, no judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of Members holding seventy-five percent (75%) of the total Association vote. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of the Governing Documents (including, without limitation, the foreclosure of liens); (b) the imposition and collection of assessments as provided in Article 9; (c) proceedings involving challenges to ad valorem taxation; (d) counter-claims brought by the Association in proceedings instituted against it or (e) actions brought by the Association against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies. This Section shall not be amended unless such amendment is approved by the percentage of votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

15.6. Non-Merger. Notwithstanding the fact that Declarant is the current owner of the Properties, it is the express intention of Declarant that the easements established in the Declaration for the benefit of the Properties and Owners shall not merge into the fee simple estate of individual lots conveyed by Declarant or its successor, but that the estates of Declarant and individual lot owners shall remain as separate and distinct estates. Any conveyance of all or a portion of the Properties shall be subject to the terms and provisions of this Declaration, regardless of whether the instrument of conveyance refers to this Declaration.

15.7. Grants. The parties hereby declare that this Declaration, and the easements created herein shall be and constitute covenants running with the fee simple estate of the Properties. The grants of easements in this Declaration are independent of any covenants and contractual agreements undertaken by the parties in this Declaration and a breach by either party of any such covenants or contractual agreements shall not cause or result in a forfeiture or reversion of the easements granted in this Declaration.

15.8. Cumulative Effect; Conflict. The provisions of This Declaration shall be cumulative with any additional

covenants, restrictions, and declarations, and the Association may, but shall not be required to, enforce such additional covenants, conditions, and provisions; provided however, in the event of a conflict between or among this Declaration and such covenants or restrictions, and/or the provisions of any corporate charter, bylaws, rules and regulations, policies, or practices adopted or carried out pursuant thereto, this Declaration, the Bylaws, Charter, and use restrictions and rules of the Association shall prevail. In the event of a conflict between the Community-Wide Standard, as it may be changed from time to time, and the Declaration, Bylaws or Charter, the Declaration, Bylaws or Charter shall prevail. The foregoing priorities shall apply, but not be limited to, the lien for assessments created in favor of the Association. Nothing in this Section shall preclude any Limited Supplemental Declaration, Supplemental Declaration or other recorded declaration, covenants and restrictions from containing additional restrictions or provisions which are more restrictive than the provisions of this Declaration, and the Association shall have the standing and authority to enforce the same.

15.9. Use of the Term "Tywater". No Person shall use the term "Tywater," "Tywater Crossing," or any derivative in any printed or promotional material without Declarant's prior written consent. However, Owners may use the term "Tywater" or "Tywater Crossing" in printed or promotional matter where such term is used solely to specify that particular property is located within Tywater Crossing. The Association shall be entitled to use the word "Tywater" in its name.

15.10. Compliance. Every Owner and occupant of any Homesite shall comply with the Governing Documents. Failure to comply shall be grounds for an action by the Association or by any aggrieved Owner(s) to recover sums due, for damages or injunctive relief, or for any other remedy available at law or in equity, in addition to those enforcement powers granted to the Association in Section 5.3.

15.11. Notice of Sale or Transfer of Title. An Owner intending to make a transfer or sale of a Homesite or any interest in a Homesite shall give the Board written notice of such intention within seven (7) Days after execution of the transfer or sales documents. The Owner shall furnish the Board, as part of the notice, the name and address of the intended grantee and such other information as the Board may reasonably require. This Article shall not be construed to create a right of first refusal in the Association or in any third party.

Within seven (7) Days after receiving title to a Homesite, the purchaser of the Homesite shall give the Board written notice of his or her ownership of the Homesite. Upon failure of an Owner to give the required notice within the seven-day time period provided herein, the Board may levy fines against the Homesite and Owner thereof, and assess the Owner for all costs incurred by the Association in determining his or her identity.

15.12. Occupants Bound. All provisions of the Declaration, Bylaws, rules and regulations, use restrictions and architectural guidelines which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all Occupants and the guests and invitees of Owners and Occupants. The Owner shall be responsible for insuring that the Occupants, the guests, invitees and licensees of the Owner and Occupant strictly comply with all provisions of the Declaration, Bylaws, rules and regulations, use restrictions and architectural guidelines.

15.13. Disclosures. Each Owner and Occupant acknowledge the following:

- (i) The views from an Owner's Homesite may change over time due to, among other circumstances, additional development and the removal or addition of landscaping.
- (ii) No representations are made regarding the zoning of adjacent property, or that the category to which adjacent property is zoned may not change in the future.
- (iii) No representations are made regarding the schools that currently or may in the future serve the Homesite.
- (iv) Since in every neighborhood, there are conditions that different people may find objectionable, it is acknowledged that there may be conditions outside of the Development property that an Owner or Occupant may find objectionable and that it shall be the sole responsibility of the Owners and Occupants to become acquainted with neighborhood conditions that could affect the homes.
- (v) No representations are made that the home is or will be sound proof or that sound may not be transmitted from one home to another.
- (vi) The floor plans and the dimensions and square footage calculations shown thereon are only approximations. Any Owner who is concerned about any representations regarding the floor plans should do his/her own investigation as to the dimensions, measurements and square footage of his/her home.

(vii) All Owners and Occupants acknowledge and understand that Declarant will be constructing/renovating portions of the Development and engaging in other construction activities. Such activities may, from time to time, produce certain conditions including, without limitation: (A) noise or sound that is objectionable because of its volume, duration, frequency or shrillness; (B) smoke; (C) noxious, toxic, or corrosive fumes or gases; (D) obnoxious odors; (E) dust, dirt or flying ash; (F) unusual fire or explosion hazards; (G) temporary interruption of utilities; and/or (H) other conditions that may threaten the security or safety of Persons in the Development. Notwithstanding the foregoing, all Owners and Occupants agree that such conditions resulting from renovation and construction activities shall not be deemed a nuisance and shall not cause Declarant and its agents to be deemed in violation of any provision of the Declaration.

(viii) Exposed concrete surfaces in portions of the home which are not heated and cooled are subject to cracking due to (A) water penetration, (B) expansions and contraction of the concrete with temperature changes, and (C) building settlement.

(ix) A home may trap humidity created by every day living (cooking, bathing, laundering, etc.). As a result, condensation may appear on the interior portion of windows and glass surfaces and fogging of windows and glass surfaces may occur due to temperature disparities between the interior and exterior portions of the windows and glass. If left unattended and not properly maintained by Owners and Occupants, the condensation may increase resulting in staining, damage to surrounding seals, caulk, paint, wood work and sheetrock, and potentially, mildew and/or mold.

(x) Corporate Charter states that in the event that the Homeowners Association ceases to function and the City of Franklin has to maintain the common space, the City will assess a fee to each individual property owner for such maintenance. In the event the homeowner does not pay the assessed fee, a lien will be placed upon the property.

15.14. No Discrimination. No action shall be taken by the Declarant, the Association or the Board of Directors which would discriminate against any person on the basis of race, creed, color, national origin, religion, sex, familial status or disability.

15.15. Exhibit. Exhibits attached to this Declaration are incorporated by this reference and amendment of such exhibits shall be governed by the provisions of Section 15.2. All other exhibits are attached for informational purposes and may be amended as provided therein or in the provisions of this Declaration which refer to such exhibits .

IN WITNESS WHEREOF, the Declarant herein hereby executes this instrument under seal, this 7th day of September, 2012.

DECLARANT:

By: Patterson Company, LLC

By: [Signature] President
Wesley K. Patterson, President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Wesley K. Patterson, President of Patterson Company, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Patterson Company, LLC, the within bargainor, and limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Wesley K. Patterson, as President of Patterson Company, LLC.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 7th day of September 2012.

[Signature]

Notary Public



My Commission Expires: 11/3/2015

EXHIBIT "A"
Property Description

Beginning at an iron rod situated in the easterly margin of Downs Boulevard, said point also being the southwest corner of the New Hope Academy, Inc. property of record in Book 1943, Page 792, in the Register's Office for Williamson County, Tennessee.

Thence, along said road, S 08°56'05" W, a distance of 86.01 feet to an iron rod;

Thence, along said road, along a curve to the left, having a central angle of 17°11'31", a radius of 1210.00 feet, a tangent of 182.91 feet, a length of 363.07 feet, and having a chord which bears S 00°20'19" W, a distance of 361.71 feet to the point of beginning of description;

Thence, leaving said road, N 78°10'55" E, a distance of 40.33 feet to a point;

Thence, S 83°03'36" E, a distance of 426.00 feet to a point;

Thence, N 06°56'24" E, a distance of 39.98 feet to a point;

Thence, S 83°04'30" E, a distance of 295.18 feet to a point;

Thence, N 06°54'48" E, a distance of 38.85 feet to a point;

Thence, S 83°05'12" E, a distance of 50.00 feet to a point;

Thence, N 06°54'48" E, a distance of 355.33 feet to a point;

Thence, S 82°57'11" E, a distance of 140.00 feet to an iron rod;

Thence, S 06°54'48" W, a distance of 771.00 feet to a point;

Thence, N 83°05'12" W, a distance of 140.00 feet to a point;

Thence, S 06°54'48" W, a distance of 19.85 feet to a point;

Thence, N 83°05'12" W, a distance of 345.37 feet to a point;

Thence, N 06°56'24" E, a distance of 47.08 feet to a point;

Thence, N 83°03'36" W, a distance of 218.00 feet to a point;

Thence S 71°08'33" W, a distance of 43.72 feet to a point;

Thence S63°D33'11"W, a distance of 59.24 feet to a point on said road;

Thence, along said road, along a curve to the right, having a central angle of 18°11'22", a radius of 1210.00 feet, a tangent of 193.70 feet, a length of 384.13 feet, and having a chord which bears N 17°21'07" W, a distance of 382.52 feet to the point of beginning and containing 377,336.4299 square feet or 8.662 acres of land.

EXHIBIT "B"
Additional Property

The following described real property located in Williamson County, Tennessee, together with all real property located within one-half (1/2) mile from the Property.

LAND in the Fifth Civil District of Williamson County, Tennessee, bounded on the North by New Hope Academy, East by Boyd Mills Estates, South and West by Downs Blvd., and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Downs Blvd. at the Southwest corner of New Hope Academy, Inc., (DB 1943, PG 792), said rod being S 27 degrees 39 minutes E-67 .0 feet from the intersection of Downs Blvd. and Willow Springs, and being the Northwestern corner on the herein described tract. Thence, with the South line of New Hope Academy, Inc., S 82 degrees 58 minutes 03 seconds E-980.92 feet to a 12" hickory tree in the West line of Boyd Mill Estates (DB 7, PG 34); Thence, with the West line of said Boyd Mill Estates S 06 degrees 46 minutes 49 seconds W-1316.01 feet to an iron rod (old) in the West line of Boyd Mill Estates in the Easterly right-of-way of Downs Blvd. Thence, with said Easterly right-of-way line of Downs Blvd. for the next two calls:

Along a curve to the right having a radius of 1208:04 feet and an arc length of 1717.42 feet, with a chord bearing and distance of N 31 degrees 49 minutes 11 seconds W-1576.40 feet to an iron rod (old); N 08 degrees 26 minutes 41 seconds E-88.38 feet to the Point of Beginning and containing 23.100 acres more or less according to a survey by Land Design Surveying, Inc. dated February 28, 2008.

BY-LAWS
OF
TYWATER HOMEOWNERS ASSOCIATION, INC.

Prepared By:
Perrone & Young
109 Westpark Drive, #330
Brentwood, TN 37027
Phone: 615.373.6910

BY-LAWS
OF
TYWATER HOMEOWNERS ASSOCIATION, INC.

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**BY-LAWS
OF
TYWATER HOMEOWNERS ASSOCIATION, INC.**

ARTICLE 1: NAME, PRINCIPAL OFFICE, AND DEFINITIONS

- 1.1. Name. The name of the corporation is Tywater Homeowners Association, Inc. (the "Association").
- 1.2. Principal Office. The principal office of the Association shall be located in Williamson County, Tennessee. The Association may have such other offices, either within or outside the State of Tennessee, as the Board of Directors may determine or as the affairs of the Association may require.
- 1.3. Definitions. The words used in these By-Laws shall be given their normal, commonly understood definitions. Capitalized terms shall have the same meaning as set forth in that Declaration of Covenants, Conditions, and Restrictions for Tywater filed in the Public Records, as it may be amended (the "Declaration"), unless the context indicates otherwise.

ARTICLE 2: ASSOCIATION: MEMBERSHIP, MEETINGS, QUORUM, VOTING, PROXIES

- 2.1. Membership. The Association shall have one (1) class of membership, as more fully set forth in the Declaration, the terms of which pertaining to membership are incorporated by this reference.
- 2.2. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as the Board may designate, either within the Properties or as convenient as is possible and practical. Meetings may be held by means of telephone conference, video conference or similar communications equipment, by means of which all persons participating in the meeting can converse with each other. Participation by one of these methods shall constitute presence in person at such meeting.
- 2.3. Annual Meetings. The first meeting of the Association, whether a regular or special meeting, shall be held within one (1) year from the date of incorporation of the Association. Subsequent regular annual meetings shall be set by the Board so as to occur during the first or third quarter of the Association's fiscal year on a date and at a time set by the Board.
- 2.4. Special Meetings. The president may call special meetings. In addition, it shall be the duty of the president to call a special meeting within thirty (30) Days if so directed by resolution of the Board or upon a petition signed by Members representing at least 67% of the total votes in the Association or upon written request of the Declarant.
- 2.5. Notice of Meetings. Written notice stating the place, day, and time of any meeting of the Members shall be delivered to each Member entitled to vote at such meeting, not less than ten (10) nor more than thirty (30) days before the date of such meeting, by or at the direction of the president or the secretary or the officers or persons calling the meeting.

In the case of a special meeting or when otherwise required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.
- 2.6. Waiver of Notice. Waiver of notice of a meeting of the Association shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Association, either before or after such meeting. Attendance at a meeting shall be deemed a waiver of any objection as to notice of the time, date, and place thereof, unless specific objection as to the lack of proper notice is given at the time the meeting is called to order. Attendance at a special meeting also shall be deemed a waiver of notice of all business transacted at such meeting unless an objection on the basis of lack of proper notice is raised before the business is put to a vote.
- 2.7. Adjournment of Meetings. If any meeting of the Association cannot be held because a quorum is not present, Members or their proxies holding a Majority of the votes represented at such meeting may adjourn the meeting to a time not less than five (5) nor more than twenty (20) Days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business may be transacted which might have been transacted at the meeting originally called. If a time and place for reconvening the meeting is not set by those in attendance at the original meeting or if for any reason a new date is set for reconvening the meeting after adjournment for reconvening the meeting shall be given to Members in the manner

prescribed in Section 2.5.

2.8. Voting. The voting rights of the Members shall be as set forth in the Declaration and in these By-Laws, and such voting rights provisions are specifically incorporated by this reference. The Board may adopt policies and procedures regarding the methods of casting votes; such as written ballots, secret ballots or computer access.

2.9. List for Voting. After setting a record date for notice of a meeting) the Board shall prepare an alphabetical list of the names of the Members entitled to notice of such meeting. The list shall show the address of the Member and the number of votes each is entitled to vote at the meeting. The list for voting shall be made available for inspection in accordance with Tennessee law including without limitation Tenn. Code Ann. §§ 48-66-102 through 48-66-105.

2.10. Proxies. At all meetings of Members, each Member may vote in person (if a corporation, partnership, or limited liability company, or trust, through any officer, director, partner, member, manager or fiduciary duly authorized to act on behalf of the Member) or by proxy, subject to the limitations of Tennessee law. Every proxy shall be in writing specifying the Homesite(s) for which it is given, signed by the Member or such Member's duly authorized attorney-in-fact, dated, and filed with the secretary of the Association prior to the meeting for which it is to be effective. Unless otherwise specifically provided in the proxy, a proxy shall be presumed to cover all votes which the Member giving such proxy is entitled to cast, and in the event of any conflict between two (2) or more proxies purporting to cover the same voting rights, the later dated proxy shall prevail, or if dated as of the same date, both shall be deemed invalid. Every proxy shall be revocable and shall automatically cease upon conveyance of any Homesite for which it was given, or upon receipt of notice by the secretary of the death or judicially declared incompetence of a Member who is a natural person, or of written revocation, or eleven (11) months from the date of the proxy, unless a shorter period is specified in the proxy.

2.11. Quorum. The presence, in person or by proxy, of Members representing twenty percent (20%) of the total votes in the Association shall constitute a quorum at all meetings of the Association. If a quorum is present, business may be continued until adjournment, notwithstanding the withdrawal of Members leaving less than a quorum, provided that any action taken is approved by at least a Majority of the votes required to constitute a quorum.

2.12. Conduct of Meetings. The president shall preside over all meetings of the Association, and the secretary shall keep the minutes of the meetings and record in a minute book all resolutions adopted and all other transactions occurring at such meetings.

2.13. Action Without a Meeting. Any action required or permitted by law to be taken at a meeting of the Association may be taken without a meeting, without prior notice and without a vote, if written consent specifically authorizing the proposed action is signed by all Members entitled to vote on such matter. Such consents shall be filed with the minutes of the Association and shall have the same force and effect as a vote of the Members at a meeting. Within ten (10) Days after receiving authorization for any action by written consent, the secretary shall give written notice to all Members summarizing the material features of the authorized action.

ARTICLE 3: BOARD OF DIRECTORS: NUMBER, POWERS, MEETINGS

A. Composition and Selection.

3.1. Governing Body; Composition. The affairs of the Association shall be governed by a Board of Directors, each of whom shall have one (1) equal vote. Except with respect to directors appointed by Declarant or serving as a representative of the Declarant, the directors shall be eligible Members or residents; provided however, no Owner and resident representing the same Homesite may serve on the Board at the same time. No Owner or resident shall be eligible to serve as a director if any assessment for such Owner's or resident's Homesite is delinquent. A "resident" for the purposes of these By-Laws shall mean any natural person eighteen (18) years of age or older whose principal place of residence is a Homesite within the Properties. In the case of a Member which is not a natural person, any officer, director, partner, member, manager, employee, or fiduciary of such Member shall be eligible to serve as a director unless otherwise specified by written notice to the Association signed by such Member, provided no Member may have more than one (1) such representative on the Board at a time, except in the case of directors appointed by Declarant.

3.2. Number of Directors. The Board shall consist of three (3) to five (5) directors, as provided in Sections 3.3 and 3.5 below. The initial Board shall consist of three (3) directors appointed by Declarant as provided in Section 3.3 and shall increase as provided in Section 3.5 after the termination of the Control Period, the Board may, by resolution, increase or decrease

the number of directors.

3.3. Directors During Control Period. Subject to the provisions of Section 3.5, the directors shall be selected by Declarant acting in its sole discretion and shall serve during the Control Period.

3.4. Nomination and Election of Directors. Elected directors shall be nominated from the floor at a meeting of the Association and may also be nominated by a nominating committee, if such a committee is established by the Board. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

Each Owner may cast all votes assigned to such Owner's Units for each position to be filled. There shall be no cumulative voting. That number of candidates equal to the number of positions to be filled receiving the greatest number of votes shall be elected. Directors may be elected to serve any number of consecutive terms.

3.5. Election and Term of Office. Not later than the first annual meeting occurring after the termination of the Control Period, the Association shall hold an election at which the Members shall elect all three (3) directors who shall serve one-year terms or until elections are held. After the termination of the Control Period, the Board may determine terms of office as deemed appropriate.

3.6. Removal of Directors and Vacancies. Any director elected by the Members may be removed, with or without cause, by Members holding two-thirds (2/3) of the votes entitled to be cast for the election of such director, but shall not be subject to removal solely by Declarant. Any director whose removal is sought shall be given notice prior to any meeting called for that purpose. Upon removal of a director, a successor shall be elected by the Members to fill the vacancy for the remainder of the term of such director.

Any director elected by the Members who has three (3) or more consecutive un-excused absences from Board meetings, or who is more than thirty (30) Days delinquent (or is the resident of a Homesite that is delinquent or is the representative of a Member who is delinquent) in the payment of any assessment or other charge due the Association, may be removed by a Majority of the directors, and the Board may appoint a successor to fill the vacancy until the next annual meeting, at which time the Members may elect a successor for the remainder of the term.

In the event of the death, disability, or resignation of an elected director or the adoption of a Board resolution increasing the number of directors, the Board may declare a vacancy and appoint a successor to fill the vacancy until the next annual meeting, at which time the Members shall elect a successor for the remainder of the term.

This Section shall not apply to directors appointed by Declarant nor to any director serving as a representative of the Declarant. The Declarant shall be entitled to appoint a successor to fill any vacancy on the Board resulting from the death, disability or resignation of a director appointed by or elected as a representative of Declarant.

B. Meetings.

3.7. Organizational Meetings. Within thirty (30) Days after the election or appointment of new directors, the Board shall hold an organizational meeting at such time and place as the Board shall set.

3.8. Regular Meetings. Regular meetings of the Board may be held at such time and place as a Majority of the directors shall determine, but at least one (1) such meeting shall be held during each quarter.

3.9. Special Meetings. Special meetings of the Board shall be held when called by written notice signed by the president or vice president or by any two (2) directors.

3.10. Notice. Notice of a regular meeting shall be communicated to directors not less than four (4) Days prior to the meeting. Notice of a special meeting shall be communicated to directors not less than seventy-two (72) hours prior to the meeting. No notice need be given to any director who has signed a waiver of notice or a written consent to holding of the meeting. The notice shall specify the time and place of the meeting and, in the case of a special meeting, the nature of any special business to be considered. Notices shall be given to each director by: (a) personal delivery; (b) first class mail, postage prepaid; (c) telephone communication, either directly to the director or to a person at the director's office or home who would reasonably be expected to communicate such notice promptly to the director; (d) telecopier transmission to the director's home or office, with confirmation of receipt by the receiving telecopier; (e) telegram, charges prepaid; (f) overnight or same day delivery, charges prepaid; or (g) electronic mail or e-mail using Internet accessible equipment and services if the director has consented in writing to such method of delivery and has provided the Board with an electronic mail or e-mail address. All such notices shall be given

at the director's telephone or telecopier number or sent to the director's address as shown on the records of the Association. Notices sent by first class mail shall be deemed communicated when deposited into a United States mailbox. Notices given by personal, overnight or courier delivery, telephone, telecopier, telegraph, or e-mail shall be deemed communicated when delivered, telephoned, telecopied, e-mailed or given to the telegraph company.

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

3.12. Participation in Meetings. Members of the Board or any committee designated by the Board may participate in a meeting of the Board or committee by means of telephone conference, video conference, or similar communications equipment, by means of which all persons participating in the meeting can converse with each other. Participation in a meeting pursuant to this Section shall constitute presence in person at such meeting.

3.13. Quorum of Board of Directors. At all meetings of the Board, a Majority of the directors shall constitute a quorum for the transaction of business, and the votes of a Majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board, unless otherwise specifically provided in these By-Laws or the Declaration. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a Majority of the required quorum for that meeting. If any meeting of the Board cannot be held because a quorum is not present, a Majority of the directors present at such meeting may adjourn the meeting to a time not less than four (4) nor more than twenty (20) Days from the date of the original meeting. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

3.14. Compensation. Directors shall not receive any compensation from the Association for acting as such unless approved by Members representing a Majority of the total votes in the Association at a regular or special meeting of the Association. Any director may be reimbursed for expenses incurred on behalf of the Association upon approval of a Majority of the other directors. Nothing herein shall prohibit the Association from compensating a director, or any entity with which a director is affiliated, for services or supplies furnished to the Association in a capacity other than as a director pursuant to a contract or agreement with the Association, provided that such director's interest was made known to the Board prior to entering into such contract and such contract was approved by a Majority of the Board, excluding the interested director.

3.15. Conduct of Meetings. The president shall preside over all meetings of the Board, and the secretary shall keep a minute book of Board meetings, recording all Board resolutions and all transactions and proceedings occurring at such meetings. In the case of a tie vote on a motion or resolution before the Board, the motion or resolution is considered lost.

3.16. Open Meetings. Subject to the provisions of Sections 3.12 and 3.17, all meetings of the Board shall be open to all Members, but Members other than directors may not participate in any discussion or deliberation unless permission to speak is requested on a Member's behalf by a director. In such case, the president may limit the time any Member may speak. Notwithstanding the above, the president may adjourn any meeting of the Board, reconvene in executive session, and exclude Members to discuss matters of a sensitive nature.

3.17. Action Without a Formal Meeting. Any action to be taken at a meeting of the directors or any action that may be taken at a meeting of the directors may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the directors, and such consent shall have the same force and effect as a unanimous vote.

C. Powers and Duties.

3.18. POWERS. The Board shall have all of the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents and as provided by law. The Board may do or cause to be done all acts and things which the Governing Documents of Tennessee law do not direct to be done and exercised exclusively by the membership generally.

3.19. Duties. The duties of the Board shall include, without limitation:

- (a) preparing and adopting, in accordance with the Declaration, an annual budget establishing each Owner's share of the Common Expenses;
- (b) levying and collecting such assessments from the Owners;
- (c) providing for the operation, care, upkeep, and maintenance of the Area of Common Responsibility;
- (d) designating, hiring, and dismissing the personnel necessary to carry out the rights and responsibilities of the Association and where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;
- (e) depositing all funds received on behalf of the Association in a bank depository which it shall approve and using such funds to operate the Association, provided any reserve funds may be deposited) in the directors' best business judgment, in depositories other than banks;
- (f) making and amending rules in accordance with the Declaration;
- (g) opening of bank accounts on behalf of the Association and designating the signatories required;
- (h) contracting for repairs, additions, and improvements to or alterations of the Common Property in accordance with the Governing Documents;
- (i) enforcing by legal means the provisions of the Governing Documents and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;
- (j) obtaining and carrying property and liability insurance and fidelity bonds, as provided in the Declaration, paying the cost thereof, and filing and adjusting claims, as appropriate;
- (k) paying the costs of all services rendered to the Association;
- (l) keeping books with detailed accounts of the receipts and expenditures of the Association;
- (m) making available to any Owner, and the holders, insurers, and guarantors of any Mortgage on any Homesite, current copies of the Governing Documents and all other books, records, and financial statements of the Association as provided in Section 6.4;
- (n) permitting utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Properties;
- (o) indemnifying a director, officer or ARB or committee member, or former director, officer or ARB or committee member of the Association to the extent such indemnity is required or permitted under Tennessee the Governing Documents; and

3.20. Management. The Board may employ for the Association a professional management agent or agents at such compensation as the Board may establish, to perform such duties and services as the Board shall authorize. The Board may delegate such powers as are necessary to perform the manager's assigned duties, but shall not delegate policy-making authority. The Declarant or an affiliate of the Declarant may be employed as managing agent or manager.

The Board may delegate to one (1) of its members the authority to act on behalf of the Board on all matters relating to the duties of the managing agent or manager, if any, which might arise between meetings of the Board.

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

- (a) cash or accrual accounting, as defined by generally accepted accounting principles, shall be employed;
- (b) accounting and controls should conform to generally accepted accounting principles;

- (c) cash accounts of the Association shall not be commingled with any other accounts;
- (d) no remuneration shall be accepted by the managing agent from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any item of value received shall benefit the Association;
- (e) any financial or other interest which the managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board;
- (f) an annual financial report shall be made available to all Members within one hundred twenty (120) Days after the close of the fiscal year. Such annual report may be prepared on an audited, reviewed or compiled basis, as the Board determines.

3.22. Borrowing. The Association shall have the power to borrow money for any legal purpose; provided however, if the proposed borrowing is for the purpose of making discretionary capital improvements and the total amount of such borrowing, together with all other debt incurred within the previous twelve (12) month period, exceeds or would exceed ten percent (10%) of the budgeted gross expenses of the Association for that fiscal year, the Board shall obtain the approval of Members holding at least sixty-seven percent (67%) of the total votes allocated to Homesites prior to borrowing such money.

3.23. Right to Contract. The Association shall have the right to contract with any Person for the performance of various duties and functions. This right shall include, without limitation, the right to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or other owners or residents associations, within and outside the Properties.

3.24. Enforcement.

(a) Notice. Prior to imposition of any sanction requiring compliance with these procedures as set forth in the Declaration, the Board or its delegate shall serve the alleged violator with written notice including (i) the nature of the alleged violation, (ii) the proposed sanction to be imposed, (iii) a statement that the alleged violator may present a written request for a hearing to the Board or the covenants committee, if one has been appointed pursuant to Article 5, within fifteen (15) Days of the notice; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a request for a hearing is received within fifteen (15) Days of the notice. If a timely request is not received, the sanction stated in the notice shall be imposed; provided however, the Board or covenants committee may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the fifteen (15) Day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any Person. In the event of a continuing violation, each day the violation continues beyond the fifteen (15) Day period shall constitute a separate offense, and fines may be imposed on a per diem basis without further notice to the violator. In the event of a violation which recurs within one (1) year from the date of any notice hereunder, the Board or covenants committee may impose a sanction without further notice to the violator.

(b) Hearing. If a hearing is requested within the allotted fifteen (15) Day period, the hearing shall be held before the covenants committee, or if none has been appointed, then before the Board in executive session. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or delegate who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or its representative appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board may adopt a schedule of sanctions for violations of the Governing Documents.

(c) Appeal. If a hearing is held before a covenants committee, the violator shall have the right to appeal the committee's decision to the Board. To exercise this right, a written notice of appeal must be received by the manager, president, or secretary of the Association within fifteen (15) Days after the hearing date.

ARTICLE 4: OFFICERS

4.1. Officers. The officers of the Association shall be a president, secretary, and treasurer. The president and secretary shall be elected from among the members of the Board; other officers may, but need not be members of the Board. The Board may appoint such other officers, including one (1) or more assistant secretaries and one (1) or more assistant treasurers, as

it shall deem desirable, such officers to have such authority and perform such duties as the Board prescribes. Any two (2) or more offices may be held by the same person, except the offices of president and secretary.

4.2. Election and Term of Office. The Board shall elect the officers of the Association at the first meeting of the Board following each election of new directors. Such officers shall serve until their successors are elected.

4.3. Removal and Vacancies. The Board may remove any officer whenever in its judgment the best interests of the Association will be served and may fill any vacancy in any office arising because of death, resignation, removal, or otherwise for the unexpired portion of the term.

4.4. Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may specifically be conferred or imposed by the Board of Directors. The president shall be the chief executive officer of the Association. The treasurer shall have primary responsibility for the preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both. The secretary shall be responsible for preparing minutes of meetings of the Association and the Board and for authenticating records of the Association.

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

4.6. Agreements, Contracts, Deeds, Leases, Checks, Etc. All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by an officer or by such other person as may be designated by Board resolution.

4.7. Compensation. Compensation of officers shall be subject to the same limitations as compensation of directors under Section 3.14.

ARTICLE 5: COMMITTEES

5.1. General. The Board may appoint such committees as it deems appropriate to perform such tasks and to serve for such periods as the Board may designate by resolution. Each committee shall operate in accordance with the terms of such resolution. Unless otherwise provided by the Board, committee members shall be eligible Members or residents; provided however, no Member may have more than one (1) representative on a committee at any time. No committee appointed by the Board shall be empowered to take any affirmative action or to bind the Board or the Association without the consent of the Board.

5.2. Covenants Committee. In addition to any other committees which the Board may establish pursuant to the Declaration, these By-Laws and, specifically, Section 5.1, the Board may appoint a covenants committee consisting of at least three (3) and no more than five (5) members. Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the covenants committee, if established, shall be the hearing tribunal of the Association and shall conduct all hearings held pursuant to Section 3.25 of these By-Laws.

ARTICLE 6: MISCELLANEOUS

6.1. Fiscal Year. The fiscal year of the Association shall be the calendar year unless the Board establishes a different fiscal year by resolution.

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

6.3. Conflicts. If there are conflicts between the provisions of Tennessee law, the Charter, the Declaration, and these By-Laws, the provisions of Tennessee law, the Declaration, the Charter, and the By-Laws (in that order) shall prevail.

6.4. Books and Records.

(a) Inspection by Members' and Mortgagees. The Board shall make available for inspection and copying by any holder, insurer or guarantor of a first Mortgage on a Homesite, any Member, or the duly appointed representative of any of the foregoing at any reasonable time and for a purpose reasonably related to his or her interest in a Homesite: the Declaration, By-Laws, and Charter, any amendments and supplements to the foregoing, the rules of the Association, and the minutes of meetings of the Members the Board, and committees (excluding minutes of executive sessions of the Board). The Board shall provide for such inspection to take place at the office of the Association or at such other place within the Properties as the Board shall designate during normal business hours.

(b) Rules for Inspection. The Board may establish rules with respect to:

- (i) notice to be given to the custodian of the records;
- (ii) hours and days of the week when such an inspection may be made; and
- (iii) payment of the cost of reproducing copies of documents requested.

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

6.5. Notices. Except as otherwise provided in the Declaration or these By-Laws, all notices, demands, bills, statements, and other communications under the Declaration or these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States mail, first class postage prepaid;

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

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

If mailed, any notice shall be deemed to be delivered when deposited in the United States mail addressed with postage prepaid. To increase flexibility, any Person, including the Association, may consent to or request in writing additional methods of receiving notice, including but not limited to, facsimile, electronic mail or e-mail.

6.6. Amendment.

(a) By Declarant. Until termination of the Control Period, the Declarant may unilaterally amend these By-Laws for any purpose.

(b) By the Board. The Board shall be authorized to amend these By-Laws without the consent of the Members (i) for the purpose of submitting the Properties to the Tennessee Horizontal Property Act, Tenn. Code Ann. § 66-27-101, *et seq.*, and conforming these By-Laws to any mandatory provisions thereof, and (ii) to correct scrivener's errors and other mistakes of fact, provided that any amendments under this provision have no material adverse effect on the rights of the Members. During the Development Period, any such amendments shall require the consent of the Declarant.

(c) By Members. Except as provided above, these By-Laws may be amended only by the affirmative vote or written consent, or any combination thereof, of Members holding at least a Majority of the total votes in the Association, and, during the Development Period, the written consent of the Declarant. In addition, the approval requirements set forth in Article 12 of the Declaration shall be met, if applicable. Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

(d) Validity and Effective Date. Any amendment to these By-Laws shall become effective upon recordation in the Public Records, unless a later effective date is specified in the amendment. Any procedural challenge to an amendment must be made within six (6) months of its recordation or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of these By-Laws.

No amendment may remove, revoke, or modify any right or privilege of the Declarant without the written consent of

the Declarant, or the assignee of such right or privilege.

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

CERTIFICATION

7 day of September 2012 I hereby certify that the foregoing By-Laws were adopted by Tywater Homeowners Association, Inc. on the

 President

Wesley K. Patterson, President

EXHIBIT "D"

USE RESTRICTIONS

Abandoned Personal Property. Personal property, except for personal property owned by the Association, is strictly prohibited from being stored, kept, or allowed to remain for a period of more than twenty-four (24) hours upon any portion of the Common Property or on the rights-of-way located within the Development if the Board or its designee, in its sole discretion, determines that property is kept, stored, or allowed to remain on the Common Property or on the rights-of-way located on the Development in violation of this Article, then the Board may remove and either discard or store the personal property in a location which the Board may determine. If personal property is removed in accordance with this Article, neither the Association nor any officer or agent of the Association shall be liable to any Person for any claim of damage resulting from the removal activity. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to remove abandoned or improperly stored personal property, as set forth herein.

Accessory Structures. Accessory structures may only be placed on a Homesite with the prior approval of the ARB and shall comply with City of Nashville building and zoning requirements. Any such accessory structures shall conform in exterior design and quality to the dwelling on the Homesite.

Air-Conditioning Units. Except as may be permitted by the ARB, no window air conditioning units may be installed.

Animals and Pets. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Homesite or the Common Property, with the exception of a reasonable number of generally recognized household pets including dogs, cats, birds or other usual and common household pets. No Owner or occupant may keep, breed or maintain any pet for any commercial purpose, and no structure for the care, housing, or confinement of any pet, such as dog houses and dog runs, shall be constructed or maintained on any part of the Development without prior written ARB approval. Pets must be kept on a leash at all times when on the Common Property and on the Homesite of another Owner, and shall not be tethered or be allowed to be kept in such a manner as to become a nuisance by barking or other acts. When on the Common Property, pets must be under voice command or the physical control of a responsible person at all times. Feces left by pets upon the Common Property or in any area subject to an Easement Agreement must be removed by the owner of the pet or the person responsible for the pet.

No potbellied pigs, snakes, or other animals determined in the Board's sole discretion to be dangerous may be brought onto or kept on the Development at any time. Furthermore, if any pet is permitted to roam free, or in the Board's sole discretion, endangers the health of any Owner or occupant, makes objectionable noise, or constitutes a nuisance or inconvenience to the Owners or occupants or to the owner of any property located adjacent to the Development, the Board may demand that the Owner or occupant remove such pet from the Development upon seven (7) days written notice to the owner of such pet.

All Owners and occupants keeping pets within the Development shall comply with all applicable governmental ordinances and regulations. The Board may prohibit a household pet that has caused damage or injury from being walked on the Development. Animal control authorities shall be permitted to enter the Development to patrol and remove pets. The owner of the pet shall be responsible for all of the pet's actions. Furthermore, any Owner or occupant who keeps or maintains any pet upon the Development shall be deemed to have agreed to indemnify and hold the Association, its directors, officers, and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Development.

Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any property. Exterior sculpture, fountains, flags, and similar items must be approved by the ARB; provided, however, the display of flags for generally recognized holidays on which flags are customarily displayed shall be permitted for a period from one (1) week prior to the date of such holiday until one (1) week after the date of such holiday. No awnings, shades or window boxes shall be attached to or otherwise placed on the exterior of any structure on a Homesite without the prior written consent of the ARB.

Basketball Goals. Basketball goals are prohibited on home sites with alley-access driveways. Temporary basketball goals are not permitted on the Properties. On home sites with driveways from the front of the property, permanent basketball goals or posts must be approved by the ARB. Approved basketball goals may be installed out of public view, with minimal impact on adjacent properties, and shall be installed using a single black post or pole, clear backboard, and without peripheral attachments (e.g. "air ball" blocking nets).

Common Property. There shall be no obstruction of the Common Property, nor shall anything be kept, parked or stored on any part of the Common Property without the prior written consent of the Association, except as specifically provided herein.

With the prior written approval of the Board of Directors, and subject to any restrictions imposed by the Board, an Owner or Owners may reserve portions of the Common Property for use for a period of time as set by the Board. The Board of Directors shall be permitted to charge such Owner or Owners reasonable fees, as determined in the Board's sole discretion, in connection with the reservation and use of any portion of the Common Property. Any such Owner or Owners who reserve a portion of the Common Property as provided herein shall assume, on behalf of himself/herself/themselves and his/her/their guests, occupants and family, all risks associated with the use of the Common Property and all liability for any damage or injury to any person or thing as a result of such use. The Association shall not be liable for any damage or injury resulting from such use unless such damage or injury is caused solely by the willful acts or gross negligence of the Association, its agents or employees.

Clotheslines. No exterior clotheslines of any type shall be permitted upon any Homesite.

Combustible Liquid. There shall be no storage of gasoline, propane, heating or other fuels, except for a reasonable amount of fuel that may be stored in containers appropriate for such purpose on each Homesite for emergency purposes and operation of lawn mowers and similar tools or equipment, or within a vehicle for the operation of such vehicle, and except as may be approved in writing by the ARB. The Association shall be permitted to store fuel for operation of maintenance vehicles, generators and similar equipment.

Damage, Nuisance and Noise. Owners and/or occupants shall not conduct activities within a residence or on any portion of the Development in a manner that interferes with or causes disruption to the use and quiet enjoyment of another residence by its respective Owner and occupant, including, without limitation, the use of stereo speakers or equipment that will, in the reasonable discretion of the Board of Directors, interfere with the rights, comfort or convenience of other Owners or occupants. Furthermore, without limiting the generality of the foregoing, no horn, whistle, siren, bell, amplifier or other sound device, except for devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any Homesite unless required by law. Notwithstanding the foregoing, any siren or device for security purposes shall contain a device that causes it to automatically shut off within fifteen (15) minutes.

It shall be the responsibility of each Owner and occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Homesite. No Homesite on the Development shall be used, in whole or in part, for the storage of any property or thing that will cause a Homesite to appear to be in an unclean or untidy condition or that will be obnoxious to the eye. Moreover, no substance, thing, or material may be kept on any portion of the Development that will discharge foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the surrounding property. Furthermore, no noxious, destructive or offensive activity shall not be conducted within any portion of the Development, nor shall anything be done tending to cause embarrassment, discomfort, annoyance; or nuisance to any person using any property on the Development. No Owner or occupant shall maintain any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Development.

The development, construction and sales activities conducted or permitted by Declarant shall not be considered a nuisance or a disturbance of the quiet enjoyment of any Owner or occupant.

No damage to or waste of the Common Property, or any part thereof, shall be permitted by any Owner or member of his or her family or any invitee of any Owner. Each Owner shall indemnify and hold the Association and the other Owners harmless against all loss to the Association or other Owners resulting from any such damage or waste caused by such Owner; members of his or her family, guests, invitees, or occupants of his or her Homesite.

Nothing herein; however, shall be construed to affect the rights of an aggrieved Owner to proceed individually for relief from interference with his or her property or personal rights.

Detention Ponds. All Owners and occupants are prohibited from using the detention pond area for any recreational purpose.

Historic Rock Wall. All Owners and occupants are prohibited from making any alterations or enhancements to Common Property, including historic rock walls, without prior written permission from the ARB.

Drainage and Grading.

(a) Catch basins and drainage areas are for the purpose of natural flow of water only. No improvements, obstructions or debris shall be placed in these areas. No Owner or occupant may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains.

(b) Unless otherwise indicated in this Declaration or by other instrument establishing a drainage area, each Owner shall be responsible for maintaining all drainage areas located on its Homesite. Required maintenance shall include, but not be limited to, maintaining ground cover in drainage areas and removing any accumulated debris from catch basins and drainage areas.

(c) Each Owner shall be responsible for controlling the natural and man-made water flow from its Homesite. No Owner shall be entitled to overburden the drainage areas or drainage system within any portion of the Development with excessive water flow from its Homesite. Owners shall be responsible for all remedial acts necessary to cure any unreasonable drainage flows from Homesites. Neither the Association nor the Declarant bears any responsibility for remedial actions to any Homesite.

(d) Use of any areas designated as "drainage easement areas" on any recorded subdivision plat of the Development, shall be subject to strict prohibitions against encroachment of structures into, over or across the drainage easement areas, and the right of the Declarant to enter upon and maintain the drainage easement areas. Such maintenance activities may include disturbance of landscaping pursuant to the terms contained in any declaration of easements, notwithstanding approval of the landscaping as set forth in Article 6.

(e) No Person shall alter the grading of any Homesite without prior approval pursuant to Article 10 of this Declaration. The Declarant hereby reserves for itself and the Association a perpetual easement across the Development for the purpose of altering drainage and water flow. The exercise of such an easement shall not materially diminish the value of or unreasonably interfere with the use of any Homesite without the Owner's consent.

(f) All Persons shall comply with any and all applicable city and county erosion control ordinances in construction of improvements on any Homesite and in conducting any activity within non-disturbance buffer zones.

Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARB.

Exterior Security Devices. No exterior security devices, including, without limitation, window bars, shall be permitted on any residence or Homesite without the prior written consent of the ARB. Signs placed on the Homesite or the exterior of the residence stating that such residence is protected by a security system shall not be deemed to constitute an exterior security device.

Fences. No fence or fencing-type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Development, including any Homesite, without the prior written consent of the ARB. The ARB may issue guidelines detailing acceptable fence styles or specifications and locations. All applications for fencing shall be submitted in accordance with Article 10 of this Declaration. The ARB may require that all or a part of the fencing be painted in order to preserve architectural harmony within the Development.

Garages. It is prohibited for an Owner or occupant of a Homesite that includes a garage to convert such garage to any other use. No Owner or occupant of a Homesite that includes a garage shall park his or her car or other motor vehicle on any portion of the Development, other than in the garage, unless the maximum number of cars or similarly sized motor vehicles which can be parked in the garage according to its design capacity are already parked in said garage. Garage doors shall remain closed at all times, except for necessary use, ingress, and egress. All garages shall be maintained in such a manner that parking for the maximum number of motor vehicles for which it was originally designed to hold is allowed and possible.

Grilling. The use of outdoor grills on any portion of the Development including, without limitation, a deck, shall be governed by applicable state laws and local ordinances having jurisdiction over the Development.

Hunting and Firearms. Hunting or the discharge of any weapon or firearm for any reason is prohibited on any portion of the Development. The term "firearm" includes without limitation "B-B" gun, pellet gun, and firearms of all types. The Board may impose fines and exercise other enforcement remedies as set forth in this Declaration, but shall have no obligation to exercise self-help to prevent or stop any such discharge.

Irrigation. Owners shall not install irrigation systems which draw upon ground or surface waters nor from any lakes or ponds within the Development, although Declarant and the Association shall have the right to draw water from such sources for the purpose of irrigating the Area of Common Responsibility. Owners may use sprinklers or other normal means to water grass and other flora located on their Homesites.

Leasing. Homesites may be leased for residential purposes only. All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of this Declaration, the Bylaws, use restrictions, and rules and regulations of the Association. The lease shall also obligate the tenant to comply with the foregoing. All leases shall be for a term of not less than 12 months duration. Copies of all executed leases must be furnished to the Board within five (5) business days of execution. The Board may require notice of any lease together with such additional information deemed necessary by the Board.

Any violation of this Declaration, the Bylaws, or rules and regulations adopted pursuant thereto by the lessee, any occupant, or any person living with the lessee, is deemed to be a default under the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Tennessee law. The Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of this Declaration, the Bylaws, and the rules and regulations adopted pursuant thereto, including the power and authority to evict the lessee as attorney-in-fact on behalf and for the benefit of the Owner, in accordance with the terms hereof. In the event the Association proceeds to evict the lessee, any costs, including attorney's fees and court costs, associated with the eviction shall be specifically assessed against the Homesite and the Owner thereof, such being deemed hereby as an expense which benefits the leased Homesite and the Owner thereof.

When an Owner (other than the Declarant or a Builder) who is leasing his or her Homesite fails to pay any annual or special assessment or any other charge for a period of more than thirty (30) Days after it is due and payable, then the delinquent Owner hereby consents to the assignment of any rent received from the lessee during the period of delinquency, and, upon request by the Board, lessee shall pay to the Association all unpaid annual and special assessments and other charges payable during and prior to the term of the lease and any other period of occupancy by lessee. However, lessee need not make such payments to the Association in excess of, or prior to the due dates for, monthly rental payments unpaid at the time of the Board's request. All such payments made by lessee shall reduce, by the same amount, lessee's obligation to make monthly rental payments to Owner. If lessee fails to comply with the Board's request to pay assessments or other charges, lessee shall pay to the Association all amounts authorized under Article 10 hereof as if lessee were an Owner. The above provision shall not be construed to release the Owner from any obligation, including the obligation for assessments, for which he or she would otherwise be responsible.

Notwithstanding the above, this Section shall not apply to any leasing transaction entered into by the Declarant (regardless of whether said lease is entered into prior to or after the Declarant Control Period), the Association, or the holder of any first Mortgage on a Homesite who becomes the Owner of a Homesite through foreclosure or any other means pursuant to the satisfaction of the indebtedness secured by such Mortgage.

Lighting. Exterior lighting visible from the street shall not be permitted except for: (1) approved lighting as originally installed on a Homesite; (2) professionally installed landscape lighting with prior written approval by the ARC, (3) street lights in conformity with an established street lighting program for the Development, (4) reasonable seasonal decorative lights displayed between November 15 and January 15; (5) front house illumination of model home.

Mailboxes. All dwellings within the Development shall have standard mailboxes conforming to postal regulations and the guidelines for such mailboxes adopted by the ARB. The ARB reserves the right to approve the style, design, color and location prior to installation or replacement of any mailbox. Application shall be made to the ARB prior to installation or replacement. By accepting a deed to a Homesite, each Owner agrees that the ARB may remove any non-approved mailbox in a reasonable manner; all costs for same shall be paid by Owner of such Homesite, and all claims for damages caused by the ARB are waived.

Occupancy of Unfinished Homesites. No dwelling erected upon any Homesite shall be occupied in any manner before completion of construction or while in the course of construction, nor at any time prior to the issuance of a certificate of occupancy.

Occupants Bound. All provisions of the Declaration, Bylaws, and of any rules and regulations, use restrictions or Architectural Guidelines governing the conduct of Owners and establishing sanctions against Owners shall also apply to all occupants even though occupants are not specifically mentioned.

Residential Use. Homesites may be used only for residential purposes of a single family and for ancillary business or

home office uses. A business or home office use shall be considered ancillary so long as: (a) the existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the Homesite; (b) the activity conforms to all zoning requirements for the Development; (c) the activity does not involve regular visitation of the Homesite by clients, customers, suppliers, or other invitees or door-to-door solicitation of residents of the Development; (d) the activity does not increase traffic or include frequent deliveries within the Development; (e) the business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; and (f) the activity is consistent with the residential character of the Development and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Development, as may be determined in the sole discretion of the Board.

No other business, trade, or similar activity shall be conducted upon a Homesite without the prior written consent of the Board. The terms "business" and "trade," as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (a) such activity is engaged in full or part-time, (b) such activity is intended to or does generate a profit, or (c) a license is required.

The leasing of a Homesite shall not be considered a business or trade within the meaning of this Section. This Section shall not apply to any activity conducted by the Declarant or a Builder approved by the Declarant with respect to its development and sale of the Development or its use of any Homesites which it owns within the Development, including the marketing phase.

Radio Antennas. No exterior antennas for the transmission or reception of radio signals will be permitted.

Retaining Walls. No retaining wall of any kind shall be placed, erected, allowed or maintained upon any portion of the Development, including any Homesite, unless the type and location thereof shall have received the prior written consent of the ARB. Any retaining wall visible from the street shall be made of brick or stone, and shall be consistent with the architectural style of the structures and improvements located upon such Homesite. Walls made of plain concrete or concrete block shall be prohibited.

Recreational Equipment. All playground and recreational equipment must be approved by the ARB and must be used, erected, placed and maintained to the rear of all Homesites.

Rules and Regulations. In addition to the use restrictions set forth in this Article, the Board may, from time to time, without consent of the Members, promulgate, modify, or delete rules and regulations applicable to the Development. Such rules shall be distributed to all Owners and occupants prior to the date that they are to become effective and shall thereafter be binding upon all Owners and occupants until and unless overruled, canceled, or modified in a regular or special meeting by a Majority of the Members, and, during the Development Period, the written consent of the Declarant, and where applicable, any Predecessor Declarant.

Sight Distance at Intersections. All property located at street intersections or driveways shall be landscaped and improved so as to permit safe sight across such areas. No fence, wall, hedge or shrub shall be placed or permitted to remain where it would cause a traffic or sight problem.

Signs. No sign of any kind shall be erected by an Owner without the prior written consent of the ARB, except (a) such signs as may be required by legal proceedings; and (b) not more than one (1) professional security sign of such size deemed reasonable by the ARB in its sole discretion. Unless in compliance with this Section, no signs shall be posted or erected by any Owner within any portion of the Development, including the Common Property, any Homesite, any structure or dwelling located on the Common Property or any Homesite (if such sign would be visible from the exterior of such structure or dwelling as determined in the ARB's sole discretion).

Declarant and the ARB reserve the right to prohibit signs and to restrict the size, content, color, lettering, design and placement of any approved signs. All signs must be professionally prepared. All approved signs must comply with City of Davidson Sign Ordinance and will require a permit from the Building Inspection Department. This provision shall not apply to entry, directional, or other signs installed by Declarant or its duly authorized agent as may be necessary or convenient for the marketing and development of the Development.

Storage of Materials, Garbage, Dumping, Etc. No garbage or trash shall be placed on the Common Property temporarily or otherwise, except as provided herein. Rubbish, trash and garbage shall be disposed of in appropriate sealed bags and placed in proper trash receptacles for collection, located or screened so as to be concealed from view of neighboring streets and property. No Owner or occupant shall be permitted to place any garbage can, recycling bin, trash bag or any other form of

rubbish in the area located within the Common Property, as designated by the Board, except within the twelve (12) hours preceding such Owner or occupant's scheduled garbage or recycling pickup. All such garbage, trash and rubbish receptacles shall be removed from the area located within the Common Property courtyard, as designated by the Board, within twelve (12) hours after such scheduled garbage or recycling pickup. There shall be no dumping of grass clippings, leaves or other debris; rubbish, trash or garbage; petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake within the Development, except that fertilizers may be applied to landscaping on Homesites provided care is taken to minimize runoff.

Each Owner shall maintain its Homesite in a neat and orderly condition throughout initial construction of a residential dwelling and not allow trash and debris from its activities to be carried by the wind or otherwise scattered within the Development. Storage of construction materials on the Homesite shall be subject to such conditions, rules, and regulations as may be set forth in the Architectural Standards. Each Owner shall keep roadways, easements, swales, and other portions of the Development clear of silt, construction materials and trash from its activities at all times. Trash and debris during initial construction of a residential dwelling shall be contained in standard size dumpsters or other appropriate receptacles and removed regularly from Homesites and shall not be buried or covered on the Homesite. Any Homesite on which construction is in progress may be policed prior to each weekend, and during the weekend all materials shall be neatly stacked or placed and any trash or waste materials shall be removed. In addition, Owners shall remove trash and debris from the Homesite upon reasonable notice by Declarant in preparation for special events.

Streams. No streams which run across any Homesite may be dammed, or the water there from impounded, diverted, or used for any purpose without the prior written consent of the Board, except that the Declarant shall have such rights as provided in the Declaration.

Subdivision of Homesite. No Homesite shall be subdivided or its boundary lines changed after a subdivision plat including such Homesite has been approved and filed in the Public Records, except with the prior written approval of Declarant during the Development Period, and the prior written consent of the ARB thereafter. In addition, no home shall be subdivided or partitioned to create housing for more than a single family. Declarant, however, hereby expressly reserves the right to replat any Homesite or Homesites owned by Declarant. Any such division, boundary line change, or replatting shall not be in violation of the applicable subdivision and zoning regulations; all parties must seek governmental approval.

Swimming Pools. No swimming pool, exterior spas or hot tubs shall be constructed, erected or maintained upon any Homesite without the prior written consent of the ARB. All such structures shall be fenced as determined by the ARB. In no event shall any above-ground swimming pool be permitted.

Television Antennas and Satellite Dishes. Antennas, satellite dishes or any other apparatus for the reception of television or satellite signals may be installed by Owners without prior approval of the ARB; provided, however, Owners do so at their own risk, and in accordance with Article 11 of the Declaration, and any local, state or federal law or regulation. Owners are encouraged to place such devices so that they are not offensive to neighbors or visible from the streets. In the event such devices are installed outside of these guidelines the ARB may take such actions deemed appropriate and within the scope of any law or regulation to cause a correction to be made by the responsible Owner. Further, neither the Association, nor the ARB shall be responsible for repairs necessitated by the improper installation of such device on the exterior of any Homesite. Owners should also be aware that improper installation of such devices may invalidate any warranty given by suppliers of materials or Declarant.

Temporary or Detached Structures. Except as may be permitted by the ARB during initial construction, no temporary house, dwelling, dog house, garage or outbuilding shall be placed or erected on any Homesite. Except as expressly permitted in this Declaration, no mobile home, trailer home, travel trailer, camper or recreational vehicle shall be stored, parked or otherwise allowed to be placed on a Homesite as a temporary or permanent dwelling. However, this subsection shall not be construed to prevent Declarant and those engaged in development, construction, marketing, property management or sales from using sheds, trailers or other temporary structures for any of the foregoing purposes. In addition, nothing in this Declaration shall be construed to prevent Declarant from developing, constructing, marketing, or maintaining model homes or speculative housing within the Development.

Tree Removal. No trees that are more than six (6) inches in diameter at a point, two (2) feet above the ground shall be removed without the prior written consent of the ARB; provided however, any trees, regardless of their diameter, that are located within ten (10) feet of a drainage area, a sidewalk, a residence, or a driveway, or any diseased or dead trees needing to be removed to promote the growth of other trees or for safety reasons may be removed without the written consent of the ARB. The ARB may adopt or impose requirements for, or condition approval of, tree removal upon the replacement of any tree removed. Notwithstanding the foregoing, Declarant may remove any trees on Homesites or the Common Properties if, in its discretion, such removal is necessary for construction, development, aesthetic or safety purposes.

Unightly or Unkempt Conditions. The pursuit of hobbies or other activities which might tend to cause disorderly, unsightly, or unkempt conditions, including without limitation, the assembly and disassembly of motor vehicles and other mechanical devices, shall not be pursued or undertaken on any part of the Development. Clothing, clotheslines, bedding, rugs, mops, appliances, indoor furniture, and other household items shall not be placed or stored outside the residence. Only appropriate outdoor items, such as neatly stacked firewood, patio furniture and grills may be kept on the patio or deck serving the Homesite.

Utility Lines. Overhead utility lines, including lines for cable television are not permitted except for temporary lines as required during construction and lines installed by or at the request of Declarant

Vehicles and Parking. An Owner or occupant of a Homesite shall be permitted to park the maximum number of cars or similarly sized motor vehicles that can be parked in a garage according to its design capacity. Cars or similarly sized motor vehicles may also be parked in driveways. In accordance with city and/or county ordinances, parking is prohibited on public streets. Parking in other areas may be permitted if authorized in writing by the Board. No motorized vehicles shall be permitted on pathways or unpaved Common Property except for public safety vehicles authorized by the Board.

Damaged, disabled and stored vehicles are prohibited from being parked on the Development, except in garages. For purposes of this Article, a vehicle shall be considered "damaged" if it has obviously been wrecked, or is not painted. A vehicle shall be considered "disabled" if it does not have a current license tag or is obviously inoperable. A vehicle shall be considered "stored" if it remains on the Development for fourteen (14) consecutive Days or longer without being driven and without prior written Board permission. In any event the ARB shall have the right to implement fines against the Homesite and the owner of such vehicles after the 14 day period has expired.

Boats, "jet skis" or other watercraft, trailers, motorcycles, buses, panel trucks, trucks with a load capacity of one (1) ton or more, vans (excluding vans used by handicapped persons, mini-vans or utility vehicles used as passenger vehicles and receiving a "car" or "passenger vehicle" classification by the Tennessee Department of Motor Vehicles), recreational vehicles (RVs and motor homes), vehicles used primarily for commercial purposes, and vehicles with commercial writings on their exteriors other than Sheriff's, Marshall's or police officer's vehicles marked as such, are also prohibited from being parked on a Homesite or on the Development, except in garages, unless the Owner first obtains the written consent of the ARB to park such vehicle on a hard-surfaced area which is not visible from the Common Property; provided however, guests of an Owner or occupant may park a recreational vehicle on the driveway serving such Owner's or occupant's Homesite for a period not to exceed seven (7) Days each calendar year. The ARB shall, in its sole discretion, decide whether such parked vehicle is visible. Notwithstanding the foregoing, trucks, vans, commercial vehicles and vehicles with commercial writings on their exteriors shall be allowed temporarily on the Development during normal business hours for the purpose of serving any Homesite or the Common Property; provided, however, no such vehicle shall remain on the Homesite or the Common Property overnight for any purpose unless prior written consent of the Board is first obtained.

If any vehicle is parked on any portion of the Development in violation of this Article or in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed or booted. The notice shall include the name and telephone number of a person to contact regarding the alleged violation. A notice also shall be conspicuously placed at the Development stating the name and telephone number of the person or entity which will do the towing or booting. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed or booted in accordance with the notice, without further notice to the vehicle owner or user.

If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or occupant's Homesite or residence, is obstructing the flow of traffic, is parked on any grassy area, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed immediately. If a vehicle is towed or booted in accordance with this Article neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity. The Association's right to tow or boot is in addition to, and not in limitation of all other rights of the Association, including the right to assess fines. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow or boot.

Window Treatments. No foil or other reflective materials shall be used on any window for sunscreens, blinds, shades or for any other purpose. The side of any window treatment that is visible from the outside of a residence located on a Homesite shall be white or off-white in color. Bed sheets, towels, paper products, stained glass or other decorative materials shall not be used as window treatments. Window air-conditioning units are prohibited.

Yard and Garage Sales. No garage sale, yard sale, flea market, or similar activity shall be conducted in any portion of

the Development without prior written Board consent. If so permitted, any such activities shall be subject to all reasonable conditions that the Board may impose.

MAILED
Prepared By:
Return To: Peronne & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

**FIRST SUPPLEMENTAL DECLARATION (ANNEXING PHASE II) TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TYWATER CROSSING**

This First Supplemental Declaration (Annexing Phase II) to Declaration of Covenants, Conditions and Restrictions for Tywater Crossing ("First Supplemental Declaration") is made and entered into as of this 8th day of April, 2014.

WITNESSETH:

WHEREAS, Patterson Company, LLC ("Declarant"), has previously subjected certain property to the Declaration of Covenants, Conditions, Restrictions for Tywater Crossing, recorded in Book 5691, Page 449 in the Register's Office for Williamson County, Tennessee (the "Declaration"); and

WHEREAS, pursuant to Section 1.1 of the Declaration, Declarant has the right to subject to the provisions of the Declaration all or any portion of the Additional Property as that term is defined in the Declaration (as amended);

WHEREAS, Declarant desires to subject to the provisions of the Declaration Tywater, Phase II which is more particularly depicted on Exhibit "A" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, for and in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant, being empowered so to do hereby amends the Declaration as follows:

1. Amendment. The Declaration is amended to subject to the provisions of the Declaration Tywater, Phase II, which is more particularly depicted on Exhibit "A" attached hereto, said property, being the same property conveyed to Declarant by deed recorded in Book 6163 Page 123, Register's Office for Williamson County, Tennessee. The annexed property is deemed submitted to the provisions of the Declaration effective on the date of the recordation of this instrument with the Register's Office of Williamson County, Tennessee.
2. Ratification. In all other aspects, the Declaration is ratified and confirmed.

BK: 6163 PG: 127-129
14012542

3 PGS:AL-RESTRICTIONS	
337085	04/11/2014 - 08:01 AM
BATCH	337085
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

IN WITNESS WHEREOF, Patterson Company, LLC has caused this First Supplemental Declaration to be executed as of the day and date first above written.

DECLARANT
PATTERSON COMPANY, LLC

By: 
Wesley K. Patterson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Wesley K. Patterson, President of Patterson Company, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be President of Patterson Company, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Wesley K. Patterson as President of Patterson Company, LLC.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 8th day of April, 2014.


NOTARY PUBLIC

My commission expires: 11-3-2015



EXHIBIT A -- LEGAL DESCRIPTION

Commencing at an Iron rod situated in the easterly margin of Downs Boulevard, said point also being the southwest corner of the New Hope Academy, Inc. property of record in Book 1943, Page 792, in the Register's Office for Williamson County, Tennessee.

Thence, along said Property Line, North 86° 51' 26" East a distance of 20.02 feet to a Point;

Thence South 82° 57' 11" East a distance of 443.76 feet to the Point of Beginning;

Thence South 82° 57' 11" East a distance of 384.31 feet to a Point;

Thence South 06° 54' 48" West a distance of 355.33 feet to a Point;

Thence North 83° 05' 12" West a distance of 50.00 feet to a Point;

Thence South 06° 54' 48" West a distance of 38.85 feet to a Point;

Thence North 83° 04' 30" West a distance of 295.18 feet to a Point;

Thence North 06° 56' 24" East a distance of 185.02 feet to a Point;

Thence concave Southwesterly having a radius of 15.00 feet, 23.56 feet along said curve through a central angle of 90° 00' 00" and a chord length of 21.21 feet;

Thence North 83° 03' 36" West a distance of 24.22 feet to a Point;

Thence North 06° 54' 48" East a distance of 194.98 feet to the Point of Beginning containing 3.2580 acres or 141,917.1505 square feet of land.

✍

mail

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

**SECOND SUPPLEMENTAL AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TYWATER CROSSING**

This Second Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Tywater Crossing ("Second Supplemental Declaration") is made and entered into as of this 9th day of December, 2015.

WITNESSETH:

WHEREAS, Patterson Company, LLC ("Declarant"), has previously subjected certain property to the Declaration of Covenants, Conditions, Restrictions for Tywater Crossing, recorded in Book 5691, Page 449 in the Register's Office for Williamson County, Tennessee (the "Declaration"); and

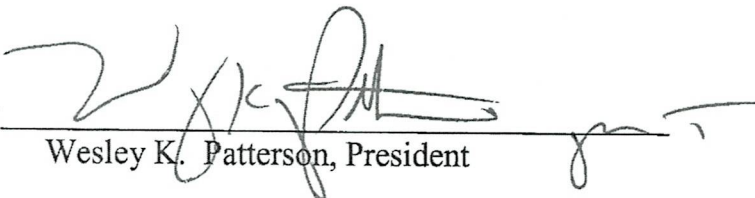
WHEREAS, Patterson Company, LLC ("Declarant"), desires to amend certain provisions to the Declaration of Covenants, Conditions and Restrictions for Tywater Crossing, recorded in Book 5691, page 449 in the Register's Office for Williamson County, Tennessee (the "Declaration"); and

NOW, THEREFORE, for and in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant, being empowered so to do hereby amends the Declaration as follows:

1. Article 10. Article 10 of the Declaration is amended to include the provisions as depicted in Exhibit "A" attached hereto; and
2. Article 11. Article 11 of the Declaration is amended to include the provisions as depicted in in Exhibit "B" attached hereto; and
3. Except as modified by this Amendment, the undersigned hereby ratifies the Declaration in full, as modified herein.

IN WITNESS WHEREOF, Patterson Company, LLC has caused this Second Supplemental Amendment to be executed as of the day and date first above written.

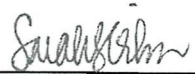
DECLARANT
PATTERSON COMPANY, LLC

By: 
Wesley K. Patterson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Wesley K. Patterson, President of Patterson Company, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be President of Patterson Company, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Wesley K. Patterson as President of Patterson Company, LLC.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 9th day of December, 2015.



NOTARY PUBLIC

My commission expires: 3.23.2019



EXHIBIT "A"

**TYWATER CROSSING
ARCHITECTURAL STANDARDS**

Adopted by Tywater Architectural Review Board
REVISION DATE: 10/26/2015

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Appendix A: Blank ARB Request for Change Form

1. INTRODUCTION

Purpose of the Architectural Standards

One of the primary purposes of the Declaration of Protective Covenants, Conditions and Restrictions for Tywater Crossing (the "Declaration") is to provide for a method of determining certain *Architectural Standards* that will assure that the property within the Development will be developed and maintained in a fashion that will protect the investment of every homeowner. One important aspect of maintaining the integrity of a residential community is provided by the Declaration in authorizing the formation and duties of the Architectural Review Board ("ARB"). The ARB has the right to review and approve changes to the exterior of homes within the Development. The Declaration strictly prohibits the addition of any structure, or the alteration of any structure, on any lot without the written approval of the ARB. The prohibition is very broad, including, but not limited to, the changing of exterior paint colors on a home. The Declaration further states that the ARB has the right to develop and disseminate architectural guidelines for the Development. These guidelines are referred to specifically in the Declaration as the "*Architectural Standards*" and should be considered an extension of the Declaration. This document is not an all-inclusive list of restrictions, but is a set of guidelines to be followed by homeowners when planning landscaping or the construction or alteration of any Structure located on their property. These guidelines do not include any approvals or restrictions required by local governmental authorities.

The *Architectural Standards* set forth herein have been developed and published pursuant to the Declaration in accordance with Section 10.3. Their purpose is to publish guidelines related to (I) the use and maintenance of the property within Tywater Crossing and (H) the construction of improvements (including the alteration of Structures) upon lots within the Development. As guidelines, these standards may not be determinative of whether or not a particular use of one's property is acceptable, or whether or not the plans for a proposed improvement will be approved. Because of the uniqueness of each lot within the Development, including variations in size, topography and location, certain uses, improvements or modifications suitable for one lot may be inappropriate for another lot. Therefore, despite the guidelines offered by these Standards, the ARB is authorized to apply or adopt different standards for different lots to reflect those differences. As an example, the ARB may allow an improvement, modification or change to a Structure which cannot be seen from any street or other lot within the Development, but prohibits the same improvement if it can be seen from any street or any other lot.

All changes which require approval of local City, Local, County or any other governmental authority must be approved by the ARB before submission to such authority. Evidence of ARB approvals must accompany all requests for approval by the authority.

The Architectural Review Board

The ARB is made up of members appointed by the Declarants as authorized by the Declaration. The Declaration grants the ARB discretionary powers regarding the aesthetic impact of design, construction and development including architectural style, colors, textures, materials, landscaping, and overall impact on surrounding properties.

It is not the intent of the ARB to impose a uniform appearance within Tywater Crossing, nor to discourage creativity on behalf of the homeowners. Its intent is to promote and assure that all improvements are aesthetically compatible and reflect the image of a quality Development. 1) During the plan review process, the ARB intends to be fair, impartial and understanding of individual goals.

Overview of the Change Request Process

General information

Homeowners are requested to provide as much detail as possible when submitting a Change Request Form to the ARB. This will eliminate confusion and reduce the time required to respond to the requesting homeowner. Plans should be specific in nature and include such items as types of materials to be used, planned start/completion dates, types of plants, size of plants and actual photographs of swings or arbors when applicable. Plans should also be limited in size to work that can be completed in a 30-day period unless a longer time is requested due to an exceptionally large project. All submissions must be accompanied by appropriate governmental approvals.

The ARB will meet every 30 days to review new change requests and conduct homeowner site visits. Every change request will be responded to in writing within 30 days from the day all final documentation has been received.

Step 1 - Submitting Plans

Homeowners are requested to submit photocopies of all plans and documentation. All submitted plans become the property of the

ARB and will not be returned, but filed for future references and verification. Homeowners should deliver their change request form and all necessary documentation, including plans, architectural drawing/photographs, property survey showing improvements and description of materials to:

Tywater Homeowners Association
c/o Associa Tennessee
278 Franklin Road, Suite 149
Brentwood, TN 37027
Phone: 615-775-9050
Email: Sandra.Maslakowski@associa.us

Once plans are received, they will be date stamped and reviewed by the ARB in the order in which they are received. In most cases, the homeowner's participation is not required for the on-site, review, but is always welcome.

Step 2 - On-Site Review Process

The purpose of the on-site review is for the ARB members to assess the impact the request may have to neighbors and the general quality of the Development. The onsite process is usually brief (5-20 minutes) with no or limited homeowner involvement. However, we recommend that a homeowner be available for questions for complex plans.

Step 3 - Decision Process

Upon completion of the site review, the ARB will stamp the change request with one of four decisions and will contact the homeowner directly to explain the decision.

Plan Accepted - The plan was accepted as documented and the homeowner can begin the requested changes immediately upon obtaining all necessary governmental permits. All work must be done in accordance with the plans as approved by the ARB. All changes or modifications to plans must be reviewed and approved by the ARB.

Plan Accepted with Specific Conditions -The plan was accepted with specific conditions. The homeowner should review the conditions and if in agreement sign the conditions form and submit it to the ARE.

Plan Denied with Explanation - If the homeowner's plan was denied, an explanation will be provided. In many cases, the ARB will recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, they simply need to resubmit a Change Request Form detailing the plan within 60 days.

Plan Pending - If a plan was submitted incomplete, the homeowner will be notified and the plan will be held until the required documentation has been received. Upon receipt of a complete request, the ARB may have up to 30 days from the day all final documentation has been received to respond.

ARB's Right to Verify Construction in Accordance with Approved Plans

While under construction or after completion, the ARB does reserve the right to review approved plans to make certain the actual construction adheres to the approved plan.

Violation Fines

The discretionary powers of the ARB are also coupled with the ability to establish and levy fines and penalties for noncompliance and, with the cooperation of the Board of Directors of the Association, also include the right to suspend membership rights, including the right to vote or to use the recreational facilities, if applicable. Although not limited to the following, "noncompliance" would include the failure to obtain approval of a new structure in conformance with approved plans. Homeowners who are in violation of the Declaration and the standards set forth in this document will be notified in writing of the violation and will be fined and penalized in accordance with the Declaration.

Disclaimers

Approval of any structure by the ARB is in no way a certification that the structure has been built in accordance with

any governmental rules or that the structure complies with sound building practices. Homeowners are required by law to obtain a building permit for all new construction.

These Architectural Standards set forth herein have not been reviewed for engineering or structural design or quality of materials. In fact it is very likely that certain standards have been adopted solely on the basis of aesthetic considerations. Therefore, no one should use or rely upon these architectural standards as standards for structural integrity or soundness of design for any construction or modification of a structure or for ensuring compliance of any activity or construction with building codes, zoning regulations and other governmental requirements. These things must be determined by, and are the sole responsibility of each homeowner within the Development.

Please remember that, like the architectural standards, plans and specifications are not reviewed for engineering or structural design or quality materials. By approving such plans and specifications, neither Declarant, the Association, the ARB, the Board, nor the officers, directors, members, employees and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any homeowner of property affected by the Declaration by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications.

It is the sole responsibility of the homeowner to ensure that structures are safe. Approval of any type of Structure including children's play sets by the ARB in no way guarantees the safety of the individual.

In accordance with the Declaration, every person who submits plans or specifications, and every homeowner have agreed that they will not bring any action or suit against Declarant, the Association, the ARB, the Board or the officers, directors, members, employees and agents of any of them to recover any such damages.

II. EXTERIOR STANDARDS

Construction

All construction requires the homeowner to complete a request for change form and a site visit from members of the ARB. The purpose of the visit is to ensure that the construction adheres to ARB standards and is in harmony with the external design and general quality of the development.

Driveways/Walkways

Any changes to existing or new hardscapes including, but not limited to, driveways, walkways and patios, require specific approval of the ARB prior to construction. A professional contractor must complete all hardscape construction.

Doors/Windows/Shutters

Any alterations to the exterior of the house including, but not limited to, doors, shutters, trim and exterior siding must be approved by the ARB. Aluminum/glass storm doors are permissible so long as they are the same color as or complement the doors. Storm doors must remain full glass. Screen doors are not permitted to be installed on the front of the homes.

All window treatments facing the street must be lined in white or off-white to give the development an uncluttered look from the outside. The type of window treatments may include, but is not limited to: a white sheer, white blinds, white plantation shutters or white-lined curtains.

Stained glass windows are not permitted in doors or windows that are visible from the street. All requests for lead glass doors, glass blocks or windows should be submitted to the ARB.

Exterior Lighting

All exterior lighting shall be consistent with the character established in Tywater Crossing and be limited to the minimum necessary for safety, identification and decoration.

Outside light posts should remain black in color. Colored lens, lamps or bulbs of any type are not permitted. Any additional exterior lighting must be approved by the ARB.

Paint/Siding/Brick/Roof

All alterations to the exterior color of the house including, but not limited to, doors, shutters, trim, brick and siding must be approved by the ARB. New roofs should follow the same style and, color standard originally installed by the Declarants. The roof should include at least a 20-year shingle warranty and all exceptions must be approved by the ARB.

Mail Boxes/Street Numbers

All mailboxes should follow the common design as originally installed by the Declarant. Any proposed replacement mailbox must be approved by the ARB prior to installation. The mailbox shall include only the house number and be located as prescribed by the United States Postal Service. To replace any damaged or missing parts of your mailbox, contact the ARB for assistance.

Street numbers or surnames are not on the curb.

Decks/Patios/Lattice Work

All decks should remain natural in color, be made of pressure-treated-pine, be located on the back of the house, and not wind out past the sides of the house. Any variance from this standard must be approved by the ARB.

All plans to build new or expand existing decks, patios and lattice work must be submitted to the ARB for approval. Also, homeowners shall submit a landscape plan to address areas under and around the deck.

Storage areas of any-type under installed decks require the approval of the ARB.

Detached Structures

Arbors/swings are permitted in rear yard only and must be located where it will have minimum impact on adjacent properties and streets. Homeowners are encouraged to include a landscaping plan with the arbors/swings to minimize the neighboring view. Detached structures may be limited, restricted or not permitted on corner or cul-de-sac lots that may result in offensive views from neighboring lots.

All lawn furnishings and structures including, but not limited to, bird baths fountains, frog ponds, artificial plants, bird houses, hook gardens or similar types of accessories must be located in the rear of the yard only and require ARB approval.

Storage sheds shall not be permitted within the community.

Dog houses may be permitted within the rear yard only and require the homeowner to submit a plan to the ARB for approval. Dog houses should be constructed of materials that are in harmony with the exterior design of the home and shall only be permitted within a fenced yard and not to be visible from the public view.

Fences

Fences are permitted in the rear yard only and require the homeowner to obtain appropriate governmental authorization, and submit written governmental approval, together with a detailed plan to the ARB for approval. Submissions should include a complete description and picture of the fence, materials, sealant and a site plan showing the fence location in relationship to property lines. When submitting a request for a new fence, homeowners shall also include a landscape plan that is focused on buffering as much of the fence from neighbors as possible.

** Invisible electrical fences for dogs are pre-approved.

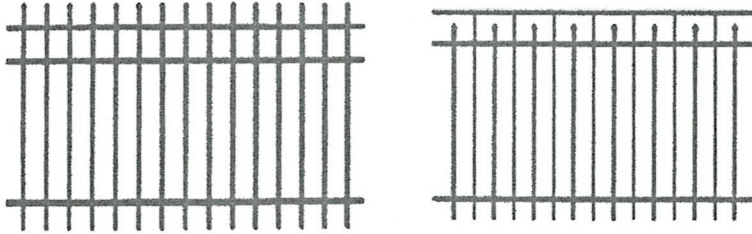
All proposed fences must follow the minimum ARB fence standards as defined below. Additional requirements may apply to select homesites.

Permitted materials include:

- Wrought iron or Black aluminum four-foot (4') or six-foot (6') height.

Declarant reserves the right to install wooden privacy fences on critical homesites in the community.

Permitted Fencing Styles:



Sample styles for Black Aluminum / Wrought Iron Fences

III. LANDSCAPE STANDARDS

Developing a Landscape Plan

Homeowners are encouraged to develop a long-range (3-9 months) landscape plan to be reviewed by the ARB. Many professional landscape companies provide landscaping planning services for a reasonable fee. Professional assistance is encouraged to assist in reducing plant loss. The landscape plan should be detailed and include such items as plant type, size, quantify, estimated time to complete project and the physical location of each plant. While many landscaping plans can be all encompassing, please limit change requests to work that can be completed in three months.

Lawns

All front and side lawns shall be the same as was originally installed by the builder in Zoysia or Bermuda sod to ensure consistency, in the Development. Rear yards may be either sod or seeded with Zoysia or Bermuda.

Pine Islands/Trees/Bushes

All new or expansion of existing islands or beds require a landscape plan to be submitted for approval. No landscape plan is required to plant existing islands or beds. Pine islands should be maintained regularly with fresh pine straw and edging.

Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States.

The preferred landscape bed edging is either a neat 4"-6" deep trench or natural living plant life. Permitted edging must be black metal or black plastic not to exceed three inches (3") in height. Rocks, boulders, stones, bricks or wood blocks are not permitted to line or cover islands/beds that are visible from the street unless approved by the ARB. All plant beds will be covered with pine straw, natural chopped bark or mulch.

Landscaping walls require ARB approval.

Removal of Trees

No viable tree with a diameter greater than 6" (measured 2' from the ground) may be removed without written permission of the ARB. The removal of live branches greater than 8' above the ground also requires ARB written approval. In addition, zoning conditions imposed by governmental agencies may require approval of such agencies. No trees shall be removed from any non-disturbance buffer or common areas.

IV. RECREATIONAL EQUIPMENT STANDARDS

Children's Playsets/Bikes/Toys

Children's play equipment including trampolines and swings must be surrounded by a buffer such as landscaping, installed fencing or by burying the supports so that the trampoline is level or almost level with the ground so as to have minimum visual impact on adjacent properties and streets. Installation of all such equipment must be approved by the ARB.

All children's bikes and toys shall be considered pre-approved and placed out of public view when not in use to have minimum impact on neighbor's and adjacent properties.

Basketball goals are prohibited on home sites with alley-access driveways. Temporary basketball goals are not permitted on the Properties. On home sites with driveway access from the front of the property, permanent basketball goals or posts must be approved by the ARB. Approved basketball goals may be installed out of public view, with minimal impact on adjacent properties, and shall be installed using a single black post or pole, clear blackboard, and without peripheral attachments (e.g. "air ball" blocking nets), substantially similar to the photo attached hereto as Appendix B.

Pools/Spas/Whirlpools

Permanent above ground pools of any type are not permitted.

All in-ground pools, spas or whirlpools must be approved by the ARB and must fit naturally into the topography of the proposed lot. Homeowners must submit a detailed plan including site layout, fencing and landscaping to obtain approval. All pump, filter, etc. equipment for pools must be located where it will not cause a nuisance to neighbors and must be screened from view with landscaping. The pool/spa/whirlpool must also be located to provide minimum visual impact to the surrounding properties and streets. Pool enclosures are not permitted.

V. MISCELLANEOUS ITEMS

Flags/Flagpoles

Decorative flags cannot be visible from the front of the house. Decorative flags can be placed in the rear of the house on a pole attached to either the deck or house, where they have minimum visual impact to the surrounding properties and streets. Stand-alone flagpoles are not permitted.

For Sale/Rent Signs

With the exception of signs installed by the Declarant, no signs, advertising posters, flyers, or billboards of any kind shall be erected, placed, or permitted to remain on the Property.

Owner is permitted to place one For Sale sign of standard real estate size on the property.

For Rent signs are not permitted to be displayed or erected on a home site, yard or exterior doors. For Rent signs are prohibited.

Common Areas/Signs

No sign or emblem of any kind may be kept or placed on a home site or attached to any dwelling. No temporary sign is permitted in any common ground area. Any permanent sign placed on common ground must be approved by the ARB.

Security Signs

Homeowner may display one (1) professional security sign in front of the home. The security sign shall be placed in the shrub area immediately in front of the home.

Portable on Demand Storage Units

Homeowners at Tywater Crossing will be allowed to use Portable on Demand Storage Units (PODS) as follows:

- 1) Homeowners must close on purchase of home before POD is delivered to the property.
- 2) POD may remain for no more than seven (7) days.
- 3) POD must be stored in the driveway of the home.

Radio Antennas

No exterior antennas for the transmission or reception of radio signals may be will be permitted.

Television Antennas and Satellite Dishes

Antennas, satellite dishes or any other apparatus for the reception of television or satellite signals may be installed by owners without prior approval of the ARB; provided; however, owners do so at their own risk, and in accordance with any local, state or federal law or regulation. Owners are encouraged to place such devices so that they are not offensive to neighbors or visible from the streets. In the event such devices are installed outside of these guidelines the ARB may take such actions deemed appropriate and within the scope of any law or regulation to cause a correction to be made by the responsible Owner. Further, neither the Association, nor the ARB shall be responsible for repairs necessitated by the improper installation of such device on the exterior of any lot. Owners should also be aware that improper installation of such devices may invalidate any warranty given by suppliers of materials or your builder.

Appendix A

Blank ARB Request For Change Forms

**PLEASE SIGN AND INCLUDE THIS PAGE
WITH ALL REQUESTS FOR CHANGE AND FENCE REQUESTS.**

REMEMBER TO ALLOW THIRTY (30) DAYS AFTER SUBMISSION TO THE ARB.
PLEASE SEND COMPLETE REQUEST PACKAGE TO:

Tywater Homeowners Association
c/o Associa Tennessee
278 Franklin Road, Suite 149
Brentwood, TN 37027
Phone: 615-775-9050
Email: Sandra.Maslakowski@associa.us

IMPORTANT NOTICE: FOR YOUR PROTECTION, INQUIRE AND OBTAIN CITY AND/OR COUNTY PERMITS BEFORE SUBMITTING REQUESTS FOR APPROVALS TO THE ARB.

APPROVAL OF ANY STRUCTURE BY THE ARB IS IN NO WAY A CERTIFICATION THAT THE STRUCTURE HAS BEEN BUILT IN ACCORDANCE WITH ANY GOVERNMENTAL REGULATION(S) OR THAT THE STRUCTURE COMPLIES WITH SOUND BUILDING PRACTICE OR DESIGN.

NEITHER DECLARANT, THE ASSOCIATION, THE ARB, THE BOARD, NOR THE OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES AND AGENTS OF ANY OF THEM SHALL BE LIABLE IN DAMAGES TO ANYONE SUBMITTING PLANS AND SPECIFICATIONS TO ANY OF THEM FOR APPROVAL, OR TO ANY OWNER OF PROPERTY AFFECTED BY THE DECLARATION BY REASON OF MISTAKE IN JUDGEMENT, NEGLIGENCE OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL OR DISAPPROVAL OR FAILURE TO APPROVE OR DISAPPROVE ANY SUCH PLANS OR SPECIFICATIONS; NOR SHALL ANY OF THEM ASSUME LIABILITY OR RESPONSIBILITY FOR ANY DEFECT IN ANY STRUCTURE CONSTRUCTED FROM ANY SUCH PLANS AND SPECIFICATIONS.

Homeowner acknowledges that he/she has read all pages of this form:

HOMEOWNER'S SIGNATURE

HOMEOWNER'S SIGNATURE

DATE RECEIVED

HOA Vision Statement: To protect and enhance the emotional and financial investment of every homeowner, thus creating a community we are proud to invite others to join for years to come.

You may not begin construction on any modification until you have received written approval from the Architectural Review Board.

ARCHITECTURAL REVIEW BOARD REQUEST FOR CHANGE
Tywater Homeowners Association

Property Owner: _____
Property Address: _____
City/State/Zip: _____ Home Phone: _____ Cell: _____ Lot # _____
Email Address: _____

Improvement: (Complete Description)

Contractor Licensed: Yes No
Building permit required: Yes No If so, have obtained: Yes No

Dimensions: _____ (if applicable) Color: _____ (if applicable)
Paint/Stain Selection (if applicable) _____
(Please list the pain/stain color, manufacturer name, and retailer where purchased.)
Location: _____ (on home/property) Cost of Project: _____

Contractor Name: _____ Contractor Phone: _____
Construction Materials: _____

- All Submissions must be accompanied with the following:
- * Architectural drawing and/or pictures
 - * Property survey/plat showing improvement(s)
 - * Description and samples of materials
 - * Evidence of government approval (permits for city and county, etc) where applicable

You may not begin construction on any modification until you have received written approval from the Architectural Review Board.

INTERNAL USE

Date Management Firm Received: _____
Date Approved: _____ Date Denied: _____

Approval/Denial Explanation:

Architectural Review Committee Signatures:

FENCE REQUEST FORM

Attention: TYWATER HOMEOWNERS ASSOCIATION

Property Owner: _____
Property Address: _____
City/State/Zip: _____ Home Phone: _____ Cell: _____ Lot # _____

Email Address: _____

Contractor: _____ Building Permit Number: _____
(If available at time of application.)

Dimension of Fence: _____ Stain Color: _____
Fence Height: _____ (Name/Number/Manufacturer)

Include Picture or Brochure of Fence Style / Capping:

Additional Requirements:

- Six-foot (6') maximum height
- Good side must show out

Checklist for Approval:

- Site plan of fence in reference to the home and property lines.
- Proposal or Contract with Contractor
- Picture of fence type or brochure
- Landscaping plan if applicable
- Completed Fence Request Form
- Signed Disclosure

***** INTERNAL USE *****

Date Management Firm Received: _____
Date Approved: _____ Date Denied: _____

Approval/Denial Explanation:

Architectural Review Committee Signatures:

Appendix B

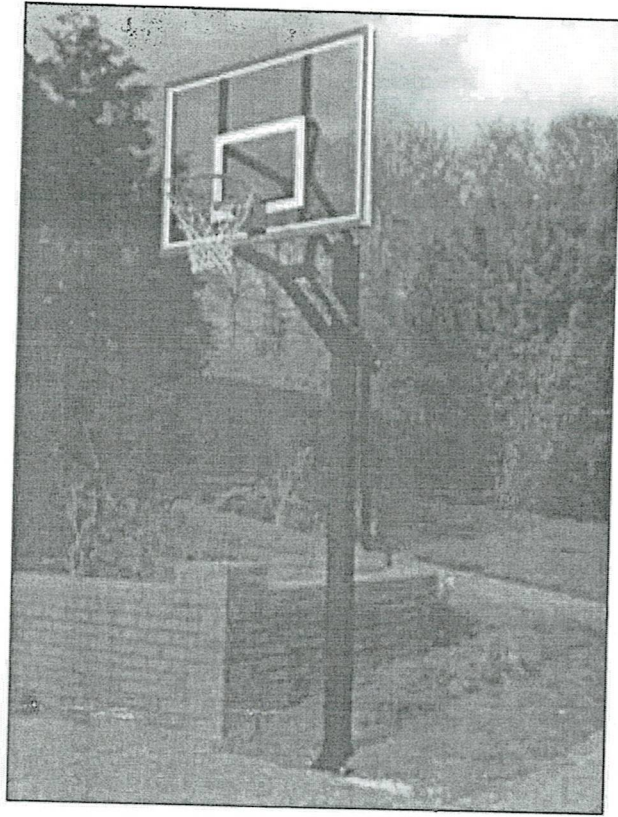


Exhibit "B"

**Tywater
Homeowners Association**

Rules and Regulations

Adopted by the Board of Directors
December 30, 2014

Community Rules and Regulation

Pursuant to the By-Laws and Covenants, Conditions and Restrictions for Tywater Crossing ("Restrictive Covenants") duly adopted by the Tywater Homeowners Association ("Association"), the Board of Directors (the "Board") hereby adopts the following Rules and Regulations ("Rules"), which are subject to amendment by the Board from time to time.

These guidelines are provided for the benefit of the residents of the Tywater Homeowners Association. The Rules are designed to maintain property values. A certain level of upkeep is advised. It is important to remember to keep your home and lawn well-maintained.

For any alteration that materially affects the appearance of the property, an Architectural Review Board Request for Change must be filed and reviewed by the Board of Directors. Examples of these changes would include, but are not limited to, planting of trees, and hedges, erecting fences, addition or changing of berms, changing paint color, or any other type of exterior material, patios, fire pits, and decks. Style, color, materials, parking and other visible elements are addressed; not to restrict personal preferences, but to preserve the unity of the community.

Since these guidelines are provided for the benefit of the residents, the residents may report any violations of the guidelines to the management company, Morris Property Management, or to the Board of Directors ("Board") of the Homeowner's Association (HOA) through the Tywater Crossing Community Manager at Morris Property Management at BChance@MorrisProperty.com.

Nothing herein shall be deemed to amend or change the Restrictive Covenants. Terms used herein shall have the same definition as set forth in the Restrictive Covenants. In the event there is a conflict between these Rules and the Restrictive Covenants, the Restrictive Covenants control. Terms and phrases shall be defined as set forth in the Restrictive Covenants. You should review the Restrictive Covenants to understand your rights and obligations as a Lot Owner in Tywater Crossing.

Animals:

Dogs, cats, and other permitted household animals cannot be free to roam the neighborhood per the Rules and Regulations of Williamson County known as the "Leash Law". When a household animal excretes feces upon property not belonging to the Owner, it is the Owner's responsibility to clean up after the animal, at or very near the time of excretion, and to dispose of said waste properly.

As stated more fully in Exhibit D, "Use Restrictions" of the By-Laws, only household pets may be kept on any Lot, provided they are not kept, bred, or maintained for any commercial or breeding purposes.

Lawn Maintenance/Landscaping:

It shall be the duty of each Lot Owner to keep the grass on the Lot cut on a weekly or bi-weekly basis, depending on the growing season; to keep the Lot free from weeds and trash; and to keep it otherwise neat and attractive in appearance. Grass shall not be allowed to grow over six (6) inches tall.

Should any Owner fail to do so, the Association may take such action as it deems appropriate, including mowing, in order to make the Lot neat and attractive, and the Owner shall immediately upon demand reimburse the Association for all expenses incurred in so doing.

The addition of any trees, shrubs, plantings, or other landscaping bordering the street side of the Lot and/or a Common Area must be approved in writing by the Architectural Review Committee prior to planting. Lot owners must maintain landscaping across the entire front of the home. No additional trees, shrubs, or other plantings may be placed on any Lot's yard area bordering on the subdivision streets and Common Areas until a supplementary landscape plan has been approved by the Architectural Review Committee in writing.

Barren spots of land should be reseeded, sodded or landscaped promptly as the season permits. Trees, bushes, and hedges must be kept trimmed. Mulch beds must be kept weeded and fresh mulch must be applied once a year, to maintain mulch beds in a neat and attractive state. Areas under all decks must be kept free of weeds and debris or completely enclosed.

Gardens are allowed in the backyard/rear of each Lot, as long as they are not visible from the street.

Trees that have limbs that hang over the sidewalk are required to be trimmed to an eight (8) foot horizontal and vertical clearance of sidewalks and/or Common Areas, as otherwise required by the Codes and Regulations of the City of Franklin.

Trash Cans/Garbage Cans:

No Lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Trash, garbage, or other waste shall not be kept on the Lot except in sanitary containers. Trash containers shall be placed at the street curb on the evening before (after 5:00 pm), or on the morning of, the day the trash is scheduled to be picked up. Trash containers

shall be returned to a location not visible from the street by 10am on the day following trash pickup.

Above Ground Swimming Pool:

No above-ground swimming pool may be erected or placed on any Lot. In-ground pools may not be installed until the complete plans for construction and landscaping have been submitted to the Architectural Review Committee, and written approval of those plans has been given by the Architectural Review Committee, prior to the start of construction.

Mailboxes:

All mailboxes are to be the same design and style in keeping with the original construction of Tywater Crossing. The Lot Owners are required to maintain their mailboxes in a clean and neat fashion, which includes keeping the mailbox painted and in good repair. Lettering on the mailboxes shall have a consistent font, size, and appearance throughout the neighborhood. No coverings or designs are permitted on any mailbox.

Antennae/Satellite:

Satellite dishes for television services are permitted on a Lot without placement approval of the Architectural Review Committee if said satellite dishes are placed in the rear of the house and are not visible from the street. Any other placement of a satellite dish or antennae on the Lot must be approved by the Architectural Control Committee for placement.

Flag Poles/Flags:

Lot owners are permitted to install a side-mounted flag pole on their home to display the American Flag of a size no greater than 3 feet by 5 feet. Any flags displayed shall be in good condition. Frayed, torn, or faded flags should be removed immediately. The maximum allowable number of side-mounted flag poles on each home is not to exceed one (1). The exception for these Rules is on the following holidays where American flags are traditionally flown: Memorial Day, Flag Day, July 4th, Labor Day and Veteran's Day. On these days and the seven-day period leading up to and after the holiday, one temporary, free standing flag pole, not exceeding eight (8) feet in height, will be permitted.

Flags or banners for advertising are strictly prohibited, except by a developer on a model home.

Decorative flags cannot be visible from the front of the house. Decorative flags can be placed in the rear of the house on a pole attached to either the deck or house, where they have minimum visual impact to the surrounding properties and streets. Stand-alone

flagpoles are not permitted.

Signs:

No commercial/business sign for advertising shall be displayed on any Lot, on a building, or a structure, except as specifically permitted in the Restrictive Covenants. Owner may display one (1) professional security sign in front of the home. The security sign shall be placed in the shrub area immediately in front of the home.

Owners may not display or erect For Sale / Rent signs on any Lot. Owners may place one for sales sign within a window. For Rent signs are prohibited.

Basketball Goals:

Basketball goals are prohibited on Lots with alley-access driveways. Temporary basketball goals are not permitted on the Properties. On Lots with driveway access from the front of the property, up to one (1) permanent basketball goal with a single black post or pole, clear blackboard, and without peripheral attachments is permitted on a Lot, installed out of public view, with minimal impact on adjacent properties. Architectural Review Committee approval in writing is required before installing a basketball goal.

Basketball goals must be maintained in a neat and attractive manner. Any unmaintained basketball goal shall be removed by the Owner upon written request of the Board.

Out Buildings:

No structure of a temporary character, including without limitation, children's play houses, dog houses, and dog runs, shall be permitted on any Lot.

Holiday Decorations:

Holidays are an important part of the American lifestyle and holiday decorations are an excellent way to display your enthusiasm for a particular holiday. Temporary outdoor holiday decorations are allowed and encouraged in a tasteful, neat, and attractive manner.

Those residents wishing to display holiday decorations should remember to be considerate of their neighbors. No outdoor lighting or displays shall spill over onto neighboring Lots, and decorations shall be kept within property setback lines.

Holiday decorations may be displayed for up to one month before any holiday, and shall be removed with two weeks after the holiday. Christmas decorations shall follow the time schedule for display between Thanksgiving and January 15th.

Miscellaneous Storage:

Garden hoses should be stored either indoors or on reels in the backs or sides of

houses only. Reels may be mounted only on the side or rear of a house. There shall be no garden hose reels stored, installed, or mounted on the front of a house.

Firewood should be stored in the backyard only, so that it is not visible from the street. Logs should be stacked neatly against the house, against a fence, or in some other orderly fashion.

Bicycles and other children's toys should be stored in the garage or out of view from the street when not in use. Bicycles shall not be stored on the front porch or front lawn for longer than a 24-hour period.

Towels, clothes, and other items are not permitted to hang on porch railings or privacy fences at any time.

Duty to Maintain:

As set forth in more detail in the Restrictive Covenants, Lot Owners shall, at their sole cost and expense, repair their residence, keeping it in a neat and attractive condition comparable to that at the time of its initial construction.

Use of Common Areas:

"Common Areas" of Association shall have the same definition as set forth in the Restrictive Covenants. In addition to said rules:

- a. Use of Unimproved Portion of the Common Areas: No Lot Owner may use any portion of the unimproved Common Areas in a manner that appears as if such portion is for the use of less than all Lot Owners. No structure, including playground equipment, gardens, flower beds, or fire pits, may be placed, erected, or planted in the Common Areas without prior written approval of the Board. No portable fire pits may be used in the Common Areas.
- b. Prohibited Use of Motorized Vehicles in the Common Areas: Under no circumstance shall any person use the Common Areas for motorized recreation. Using trucks, cars, motorcycles, dirt bikes, four-wheelers, golf carts, or any other motorized vehicle in the Common Areas is prohibited. Only Homeowner Association approved maintenance vehicles are allowed in the Common Areas.
- c. Alteration of the Unimproved Portion of the Common Areas: No trees, shrubbery, or landscaping shall be removed, cut, or otherwise altered by any Lot Owner, unless the express written permission of the Board is obtained in advance of such action. Under no circumstance shall any Lot Owner be permitted to plant any trees, plants, or shrubbery in a formation that indicates ownership or exclusivity of use by the Lot Owner in any portion of the Common Areas.

Penalties for Infraction of Rules and Regulations:

In the event that any rule or regulation, as set forth herein or as amended hereinafter, is violated, the Board establishes the following penalties for each infraction, except in such circumstances that the Board determines immediate action is necessary and permissible under the Restrictive Covenants:

- a. For the first infraction of these Rules and Regulations, the Board, or a representative of the Association's property management company at the Board's request, shall send to the Lot Owner written notice of such infraction and a reasonable time to correct or cure said infraction, which shall be no less than ten (10) calendar days (the "Notice Period").
- b. If the infraction continues or is repeated during the Notice Period, or if the infraction is repeated within three (3) months after the date of the last written notice, the Board, or a representative of the Association's property management company at the Board's request, shall send a second written notice to the Lot Owner giving notice of the repeated or continuing infraction and a reasonable time to correct or cure said infraction, which shall be no less than five (5) days (the "Second Notice Period").
- c. At any time after the Second Notice Period, if the infraction continues and/or is repeated within the three (3) month period after the date of the last written notice, the Board, or a representative of the Association's property management company at the Board's request, shall have the right to take any action, including retaining an attorney, as set forth in Article V, Section 5.3 "Enforcement," the Restrictive Covenants necessary to enforce these Rules and Regulations and/or the Restrictive Covenants. If the Board retains an attorney to enforce the Restrictive Covenants or the Rules and Regulations, said Lot Owner shall be responsible for all reasonable attorneys' fees and expenses and any other damages incurred by the Board, said amount becoming immediately due from and assessed against the Lot Owner.
- d. In addition, after receiving the Second Notice, the Lot Owner may give written notice of the Lot Owner's request to address the Board at its next quarterly Board meeting regarding the infraction. Therein, the Board may determine whether the infraction has been cured or corrected, whether the infraction has been repeated within a three month period from the date of the first written notice, and/or whether the Board needs additional information. If the Board determines that the infraction has not been cured or corrected or has been repeated more than one time during the three month period since the date of the last written notice, the Board may, in its discretion, suspend the Lot Owner's voting rights, suspend the Lot Owner's rights to use the recreational facilities of the Common Areas for a time period not to exceed sixty (60) days, and/or take any action deemed necessary to correct the violation or infraction. Nothing herein shall require the Board to cease action to stop the infraction pending the hearing before the Board.
- e. After the Second Notice, if the infraction continues and/or is repeated within the

three (3) month period after the date of the last written notice, subsequent notices will include a fine, payable to the Tywater Homeowners Association. The fine schedule for uncorrected infractions shall be:

1. \$25 due upon receipt of the 3rd notice
2. \$50 due within thirty (30) days following the 3rd notice if the infraction continues.
3. \$100 due within sixty (60) days following the 3rd notice if the infraction continues
4. \$100 due each subsequent (30) days until the infraction is corrected


Payment of Monthly Dues:

All Lot Owners shall timely pay monthly dues by the 15th of each month. If said dues have not been received by the 15th of the month, a \$10 late fee shall be due in addition to the full monthly dues. The Board, or a representative of the Association's property management company at the Board's request, shall send a written statement to any Lot Owner indicating the balance due upon receipt. An additional \$10 late fee shall be due for each subsequent month that the Owner has an outstanding balance due.

Nothing herein shall be construed to abrogate or waive any other rights or remedies the Association and/or its Board has available in the Declarations of Covenants, Conditions and Restrictions for Tywater Crossing, or the By-Laws of the Association.

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	12/11/2015 - 09:56 AM
	BATCH 413360
	MORTGAGE TAX 0.00
	TRANSFER TAX 0.00
	RECORDING FEE 120.00
	DP FEE 2.00
	REGISTER'S FEE 0.00
	TOTAL AMOUNT 122.00
	STATE OF TENNESSEE, WILLIAMSON COUNTY
	SADIE WADE
	REGISTER OF DEEDS

from the street or other Lots within the Community but prohibit the same improvement on a different Lot if it can be viewed from the street or other Lot.

In accordance with the original By-Laws and CC&Rs adopted for the Tywater Crossing Homeowners Association (HOA), its Board of Directors (the Board) hereby declares and adopts the "Tywater Architectural Standards and Rules & Restrictions" contained herein as additions to and/or revisions of the original use restrictions and architectural standards defined in the CC&Rs and associated addendums. As stated above, standards, rules, and restrictions stated in this "Tywater Architectural Standards and Rules & Restrictions" supersede any related use and architectural guidelines defined in the original Declaration and subsequent amendments. In addition, these standards, rules, and restrictions are subject to promulgation, modification, and/or deletion by the Board from time to time per authority detailed in Article 5.4, page 7, of the original CC&Rs.

ARCHITECTURAL REVIEW COMMITTEE

One important aspect of maintaining the integrity of a residential community provided by the CC&Rs is authorizing the formation and defining the duties of an Architectural Review Committee (ARC), which consists of members agreed upon and appointed by active members of the Board. The CC&Rs for the Tywater Community grant the ARC conditional oversight powers regarding the aesthetic impact of design, construction, and development on Community properties. As such, the ARC has the right to review and make recommendations to the Board regarding any proposed changes to exterior homes or Lots within the Community.

For any alteration that materially affects the appearance of the property, a change request form must be completed and filed for review by the ARC. Examples of these changes include, but are not limited to, planting trees and shrubs; erecting fences; installing new or changing existing drainage berms; changing paint colors or any exterior materials; installing patios, fire pits, and decks; etc. Such changes are addressed, not to restrict personal preferences, but to preserve the unity of the community.

The "Tywater Architectural Standards and Rules & Restrictions" further strictly prohibits the addition to and/or alteration of any structure on any Lot without prior review by the ARC and subsequent written approval by the Board. Consequently, the Board has the obligation to develop and disseminate architectural guidelines to homeowners within the Community. These guidelines are specifically listed and described later in this document.

It is not the intent of the Board to impose a uniform appearance within the Tywater Crossing Community nor to discourage creativity on behalf of homeowners. Its intent is to promote and assure that all improvements are aesthetically compatible and reflect the image of a quality

companies provide services for reasonable fees. Professional assistance is encouraged to assist in reduction of plant loss. The landscape plan should be detailed and include such items as plant type, size, quantity, estimated time to complete project, and the physical location of each plant. While many landscaping plans can be all encompassing, please limit change requests to work that can be completed within three (3) months.

Decision Process:

Upon completion of project review, the ARC will respond directly to the homeowner with one (1) of four (4) decisions:

- Plan Accepted- The plan was accepted as documented, and the homeowner may proceed immediately. All work must be done in accordance with the plans as approved by the Board. Any changes or modifications to original plans must be submitted to and reviewed by the ARC and subsequently approved by the Board.
- Plan Accepted with Specific Conditions – The plan was accepted with specific conditions including approvals by local City, County, or other governmental authorities, if applicable. The homeowner should review the conditions and, if in agreement, sign the conditions form and submit it to the ARC.
- Plan Denied with Explanation – If the homeowner’s plan was denied, an explanation will be provided. In many cases, the ARC will recommend one (1) or more alternative solutions. If the homeowner is receptive to one (1) of these, the homeowner would need to resubmit within sixty (60) days a new Change Request form detailing the plan.
- Plan Pending – If a plan request is incomplete upon submission, the homeowner will be notified, and the request will be on hold until the required documentation has been received by the ARC. Upon receipt of a complete request, the ARC will have up to thirty (30) days from the day all final documentation has been received to respond.

Right to Verify:

While under construction or following completion of a project, the ARC does reserve the right to review approved project to ascertain adherence to the plan as approved.

ARCHITECTURAL STANDARDS and RULES & RESTRICTIONS

The following standards, rules, and restrictions are specifically adopted for the Tywater Crossing community:

Animals:

Only household pets may be kept on any Lot, provided they are not kept, bred, or maintained for any commercial breeding purposes. Dogs, cats, and other permitted household animals cannot be free to roam the neighborhood per the rules and regulations known as the "Leash Law" of Williamson County. When a household animal excretes feces upon property not belonging to the Owner, it is the Owner's responsibility to clean up after the animal at or very near the time of excretion and to dispose of said waste properly. This rule also extends to include the sidewalk and lawn between the sidewalk and street fronting each Owner's Lot. *Under no circumstances should waste be dumped into the bio-retention area.*

In accordance with Tennessee Code Annotated 68-8-101 through 68-8-114 regarding required vaccination and registration, it is unlawful for any Owner to keep, harbor, or permit to remain on the premises of such Owner any dog or cat over six (6) months of age that has not been vaccinated against rabies. In addition, it is unlawful for any dog not to wear evidence of up-to-date vaccination.

Any animal having the ability to clear its Owner's fence must be restrained within the fenced area at a distance sufficient not to threaten or harm persons outside the fenced area. Likewise, Owners are required to restrain in similar fashion within said fence any animal previously reported to have threatened another person or persons lawfully present on common ground.

Antennae/Satellite Dishes:

Satellite dishes for television services are permitted on a Lot without placement review by the ARC if they are placed in the rear of the house and not visible from the street. Any other placement of such equipment on the Lot requires prior review by the ARC and subsequent written approval by the Board.

Exterior antennas for the transmission or reception of radio signals are prohibited.

Bio-Retention Area:

The bio-retention area was included in the original plans of the Tywater Crossing Community by the Builder in compliance of strict requirements, codes, and/or ordinances of the City of Franklin. The City determines the species and number of all plantings as well as all components (sand, rock, soil, etc.) comprising the drainage basin itself. Continuing maintenance is required of the Tywater

Community with subsequent required, written reporting to the City of Franklin on a regular basis. Site visits are made by City regulators to verify compliance with City codes, and fines are levied for violations. *Under no circumstances, should any materials (rocks, plants, etc.) be removed or added to the area at any time. In addition, children should not allowed be to play in the area at any time.*

Common Areas:

Common Areas shall have the same definition as set forth in the CC&Rs for the Tywater Association. In addition to said rules,

- No Lot owner may use any portion of the unimproved Common Areas in a manner that appears as if such portion is for the use of less than all Lot owners. No structure, including playground equipment, gardens, flower beds, fire pits, *etc.*, may be placed, erected, or planted in the Common Areas without prior, written approval from the Board. No portable fire pits may be used in the Common Areas except for Tywater community-wide activities and only with prior, written approval from the Board.
- Under no circumstance, shall any person use the Common Areas for motorized recreation. Using trucks, cars, motorcycles, dirt bikes, four-wheelers, golf carts, or any other type of motorized vehicle is strictly prohibited. Only HOA-approved maintenance vehicles are allowed in the Common Areas.
- Alteration of the unimproved portions of the Common Areas is prohibited. No trees, shrubbery, landscaping or materials shall be added, removed, cut, or otherwise altered by any Lot owner without prior, written permission by the Board. Under no circumstance shall a Lot owner be permitted plantings and/or other installations, including irrigation systems and/or invisible fencing in a formation that indicate ownership or exclusivity of use by the Lot owner in any portion of the Common Areas.

Decks/Patios/Lattice Work:

All decks should be constructed of pressure-treated pine or superior materials, be located on the back of the house, and not extend past the sides of the house.

All plans to build new or to improve/expand existing decks, patios, and/or lattice work require prior review by the ARC and subsequent written approval by the Board. To be included with the architectural change requests, homeowners must submit landscape plans to address areas under and around the proposed new construction.

Storage areas of any type under previously installed decks require prior review by the ARC and subsequent written approval by the Board.

Detached Structures:

Detached arbors/swings are permitted in rear yard only and must be located to have minimal impact on adjacent neighbors and streets. Homeowners are encouraged to include landscaping

plans to minimize neighboring view. Such structures may be limited, restricted, or not permitted on corner or cul-de-sac Lots that may result in offensive views from neighboring properties.

Dog houses require applicable homeowners to obtain appropriate governmental authorization and approval, and these should be submitted in the change request package to the ARC. Approval may be permitted for doghouses located within a fenced rear yard only, having no visibility from the street, and constructed of materials that are in harmony with the exterior of the home.

No permanent storage sheds/buildings shall be permitted on any Lot at any time.

Doors/Windows/Shutters:

Any alterations to the exterior of the house including doors, windows, and/or shutters require prior review by the ARC and subsequent approval by the Board. Doors may be painted in a solid color to accent the overall house exterior following prior ARC review and approval by the Board. However, shutters and dwelling exterior should remain, if at all possible, consistent with original construction palette. Aluminum/glass storm doors are permitted as long as frames are the same color or complement existing doors. Storm doors must be full-glass. Screen doors are not permitted on the front of the home.

Stained glass windows are not permitted in windows or doors visible from the street. All requests for lead glass doors, glass blocks, or changes to original windows require prior review by the ARC and subsequent written approval by the Board.

All window treatments facing the street must be lined in white or off-white to give the development an uncluttered look from the outside. The type of window treatments may include white sheers, white blinds, white shutters, or white-lined drapes/curtains.

Drainage/Water Sprinklers:

Prior to authorizing any work regarding exterior water drainage, homeowners should contact the HOA's management company, which will refer questions/issues to the Board. Installation of new or relocation of old sprinkler systems require submission of change requests.

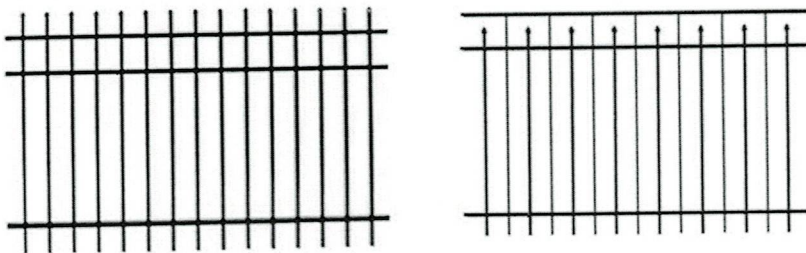
Driveways/Patios/Sidewalks:

Any changes to existing hardscapes require prior review by the ARC and subsequent written approval by the Board. A professional contractor must complete all new hardscape construction and/or complex repairs to existing areas unless specifically approved by the Board.

Fences/Handrails:

Fences are permitted in the rear yard only and require the homeowner to obtain appropriate local governmental authorization and approval to be included with a detailed plan to the ARC for consideration. The request should include a complete description and picture of the fence, materials, sealant, site plan showing fence location in relationship to property lines, and a copy of the Lot plat, drawing, or aerial photo detailing lot lines, measurements, and improvements (*See Appendix B for a sample Lot plat*). When submitting a request, a landscape plan should be included and reflect buffering, as much as possible, from neighbors. So not to impede or impact drainage on adjacent properties, fences may not be located on exact property lines but, instead, must be set above existing swells. In addition, fences bordering common areas must be set back from property lines sufficiently to allow access for utility vehicles and/or future landscaping buffers. All fence requests must also include on-site visits by a member of the ARC both prior to and following installation.

All proposed fences must be of black aluminum or wrought iron materials and must be no less than four feet (4') and no greater than six feet (6') in height. Additional requirements may apply to select home sites. No wooden fences are permitted except in cases of grandfathered approvals dating prior to 2018. These requests will be considered by the ARC for repair, removal, and/or reconstruction.



Sample styles for Black Aluminum / Wrought Iron Fences

Handrails are permitted, with ARC review and Board approval, on front or rear steps but may not exceed standard building codes of thirty-six (36) or thirty-seven (37) inches in height.

Invisible electrical fences for dogs do not require ARC review; however, they must follow the same setback rules applicable to traditional fencing in order to avoid conflict with adjacent neighbors. Invisible fences also must not extend beyond the home side of sidewalks.

Border flags should be removed no later than six (6) weeks following installation of invincible fencing.

Flags/Flag Poles:

Lot owners are permitted to install a side-mounted flag pole on homes to display the American flag of a size not to exceed three (3) feet by five (5) feet. Any flags displayed must be in good

condition; and frayed, torn, or faded flags should be removed immediately. The maximum allowable number of side-mounted flag poles per home cannot exceed one (1). EXCEPTION: For holidays appropriate for displaying the American flag (Memorial Day, Flag Day, July 4th, Labor Day, and Veteran's Day), one (1) temporary flag pole, not exceeding eight (8) feet in height is permitted on these days and the seven (7) days leading up to and following the holiday.

Flags or banners for advertising are strictly prohibited.

Decorative flags cannot be visible from the front of the house. They may be placed in the rear of the house on a pole attached to either the deck or house where they will have minimal visual impact to surrounding properties and streets. Stand-alone flag poles are not permitted.

Garages:

Homeowners or authorized occupants of a home site may not convert such garage for use as living space. Automobiles must be parked in the garage or in the driveway originally designated for the home site. All other vehicles such as motorbikes, bicycles, etc., must be stored in the garage. Garage doors should remain closed except for necessary use, ingress, and egress.

Holiday Decorations:

Holidays are an important part of the American lifestyle, and decorations are an excellent way to display enthusiasm for a particular holiday. Temporary outdoor decorations are allowed and encouraged in a tasteful, neat, and attractive manner; and residents wishing to display holiday decorations should remember to be considerate of their neighbors.

No outdoor lighting or displays shall spill over onto neighboring Lots and should be kept within property setback lines, *i.e.*, between the sidewalk and the actual home. Decorations may be displayed for up to one (1) month before any holiday and must be removed within two (2) weeks following the holiday. EXCEPTION: Exterior Christmas decorations shall follow a time schedule for display no earlier than the day following the Thanksgiving holiday and no later than January 15th.

Landscaping and Lawn Maintenance:

Each homeowner has the duty to keep Lot grass cut on a regular basis depending on the growing season, to keep Lot free from weeds and trash, and to keep Lot neat and attractive in appearance. Grass must not be allowed to grow over six (6) inches tall. Should any homeowner fail to do so, the Association may take such action as deemed appropriate, including mowing. In such cases, the homeowner shall, upon demand, immediately reimburse the HOA for all expenses incurred in so doing. Clippings should not be blown and/or moved to the street or into the drainage lines.

In order to maintain Lots in neat and attractive state, barren spots of land should be reseeded, sodded, or landscaped promptly as the season permits. Trees and shrubs must be kept trimmed.

Landscaping islands and/or beds must be kept weeded and be covered at least once a year with pine straw, brown or black wood mulch, or natural chopped bark. Areas under all decks must be kept free of weeds and debris or be completely enclosed.

The preferred edging for landscape beds is either a neat four-inch (4") or six-inch (6") trench or natural living plant life. Edging permitted without ARC review is limited to black or brown metal or plastic not to exceed three inches (3") in height. Use of any other colors or materials, including rocks, boulders, stones, bricks, or wood blocks to line/edge beds visible from the street require prior review by the ARC and subsequent written approval by the Board. Loose stones, rocks, etc., are not permitted for either edging or mulching beds. Landscaping walls require prior review by the ARC and subsequent written approval by the Board. *(See Appendix C for examples of landscaping edging previously approved in the Community.)*

Lot owners must maintain landscaping across the entire front of the home. Additional plantings to existing landscaping beds require no review by the ARC; however, expansion of original beds or creation of new beds does require prior review by the ARC and subsequent written approval by the Board. New plantings or landscaping bordering the street side of a Lot and/or Common Area also require prior review by the ARC and subsequent written approval by the Board. Also, no additional plantings or materials may be placed on any Lot between the sidewalk and the street without prior review by the ARC and subsequent written approval by the Board.

Landscaping should relate to the existing terrain and natural features of the Lot, utilizing plant materials appropriate for the Southeastern United States growing zone. Under no circumstance, should any homeowner install highly invasive plants such as bamboo, kudzu, etc., on any Lot or Common Area.

No viable tree with a diameter greater than six inches (6") measured two feet (2') from the ground may be removed without prior review by the ARC and subsequent written approval by the Board. The removal of live branches greater than eight feet (8') above the ground also require ARC review. Also, zoning conditions imposed by governmental agencies may require approval from said agencies. No trees or planting may be removed by homeowners from any non-disturbance buffer or common area.

Trees having limbs that hang over a sidewalk are required to be trimmed, at homeowner expense, to an eight foot (8') horizontal and vertical clearance of sidewalks and traffic signs, as otherwise required by the Codes and Regulations of the City of Franklin.

Street trees will be mulched each year by the commercial landscaper contracted by the Board. Homeowners are asked not to mulch these areas, so that mulching along boulevards, lanes, and streets will present an overall cohesive appearance within the community. However, homeowners are responsible for watering street trees on their Lots. If a street trees dies, the Board will select a replacement tree of species and size consistent with requirements of the City of Franklin; and the homeowner will be assessed all related expenses and required immediate reimbursement to the HOA for those costs. The types of trees within the Tywater Community

differ from area to area in order to prevent mass destruction from disease outbreaks and/or death due to viruses or blights. Consequently, replacement of street and bio-retention plantings require input and approval from the City of Franklin.

Vegetable gardens are allowed in the back/rear yard of each Lot as long as they are not visible from the street.

Lawn Accessories:

All lawn accessories including, but not limited to, bird baths, fountains, frog ponds, bird houses, hook gardens, or similar items may not be located in the front yard.

Leasing:

Homes may be leased for residential purposes and for a duration of not less than 12 (twelve) calendar months. All leases shall require, without limitation, the tenant (lessee) to acknowledge in writing a receipt of a copy of this document. Copies of all executed leases and associated documents must be furnished by the Homeowner (lessor) to the Board within 5 (five) business days of execution. The Board may require additional information deemed necessary by the Board.

Violation of standards, rules, and/or restrictions adopted pursuant thereto by the lessee, any occupant, or any person living with the lessee, is deemed to be a default under the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Tennessee law.

The Homeowners Association, acting through the Board, has the power and authority of enforcement against the Homeowner for violations that may occur due to failure by the lessee to abide by standards, rules, and restrictions detailed in this document.

Dues and/or any special assessments remain the responsibility of the Homeowner.

Lighting:

All exterior lighting shall be consistent with the character established in the Tywater community and be limited to the minimum necessary for safety, identification, and decoration. Exterior lighting in addition to original construction requires prior ARC review and subsequent written approval by the Board.

Outside street posts should remain black in color. Colored lens, lamps, and/or bulbs of any type are not permitted. EXCEPTION: Holiday decorations may include colored lights but must follow the display time schedule detailed under "Holiday Decorations" in this document.

Mailboxes/Street Numbers:

All mailboxes are to be the same design and style in keeping with the original construction of Tywater Crossing. Homeowners are required to maintain mailboxes in clean and neat fashion, *i.e.*, keeping it painted and in good repair. Lettering on mailboxes should include only the house number and have a consistent font, size, and appearance throughout the neighborhood. No covering, designs, or decorations are permitted on any mailbox. The ARC should be contacted for assistance regarding replacement of damaged or missing mailbox parts.

Street numbers or names are not permitted on the curb.

Paint/Siding/Brick/Roof:

Any alterations to the exterior color of the house including, but not limited to, doors, shutters, brick, siding, or roof, require prior review by the ARC and subsequent written approval by the Board. New roofs should follow the same style and color standard as originally installed.

Recreational Equipment:

Children’s play equipment including trampolines and swings must be surrounded by a buffer of landscaping except when not visible from the street or with only minimal visibility from adjacent properties. Also, trampoline supports may be buried to be level with the ground to provide minimal visual impact on adjacent properties and streets.

Basketball goals are prohibited on Lots with alley-access driveways. On Lots with driveway access from the front of the property, up to one (1) permanent basketball goal with a single black post or pole, clear backboard, and without peripheral attachments is permitted provided installation is out of public view and with minimal impact on adjacent properties. Special circumstances based on Lot topography and layout may be approved by the Board upon written request. Non-permanent basketball goals are allowed but must not be placed near sidewalks or streets and must be stored with minimal public view following each play session. (*See Appendix D for examples of previously approved goals in the Community.*)

Installation of any play equipment (swing sets, trampolines, basketball goals, sandboxes, *etc.*) requires prior review by the ARC and subsequent written approval by the Board.

Tennessee motor laws forbid operation on public streets/roads of any vehicle not legally approved for street use. This includes children’s motor bikes, go-carts, dirt bikes, *etc.* In order to preserve the safety of residents and/or visitors, operation of such vehicles on any street or alleyway within the Community is strictly prohibited. Because of safety issues related to driveways and traffic stops, children using such vehicles on public sidewalks must be accompanied at all times by a person or persons over eighteen (18) years of age.

The HOA will be held harmless from any accidents or injuries to persons or property due to any form of recreational activities including, but not limited to, methods of play and equipment use, erection, and/or storage.

Residential Use:

Home sites may be used only for residential purposes of a single family and for ancillary business or home office uses. A business or home office use shall be considered ancillary so long as: (a) the existence or operation of the activity is not apparent or detectable by sight, sound, or smell from outside the home site; (b) the activity conforms to all zoning requirements of the Development; (c) the activity does not involve regular visitation to the home site by clients, customers, suppliers, or other invitees or door-to-door solicitation of Tywater residents; (d) the activity does not increase traffic; (e) the business activity does not increase the insurance premium paid by the Homeowners Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; and (f) the activity is consistent with the residential character of the Development and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other residents of the Development, as may be determined in the sole discretion of the Board.

The leasing of a home site shall not be considered a business or trade within the meaning of this Section.

Signs:

No signs (commercial, institutional, advertising, reminders, *etc.*) shall be displayed on any Lot, porch, building, or structure.

Exceptions include:

- Homeowners may display one (1) professional security sign in front of the home but should place it in the shrub area immediately in front of the home.
- Homeowners may display or erect a maximum of one (1) "For Sale" sign between the sidewalk and the house. "For Rent" signs are prohibited.
- Homeowners may display one (1) sign in celebration of exceptional family milestones (new baby, school graduations, *etc.*) for a maximum period of fourteen (14) days.
- Homeowners may display one (1) sign per political candidate. Signs must not be larger than four (4) square feet and must be placed at least ten (10) feet from the curb. Signs may be placed on Lot as early as sixty (60) days prior to a general election but must be removed the day following the applicable election. No sign or emblem representing political issues or agendas of any kind may be placed on a home site or attached to any dwelling.

No temporary or permanent sign is permitted in any common ground area without prior review by the ARC and subsequent written approval by the Board.

Storage-Exterior:

No storage sheds/buildings shall be permitted on any Lot at any time.

Garden hoses should be stored either indoors or on reels in the backs or sides of houses. Reels may be mounted only on the side or rear of a house. There should not be garden hose reels stored, installed, or mounted on the front of a house.

Bicycles and other children's toys and equipment should be stored out of view of neighbors and from the street when not in use. Bicycles/toys shall not be stored on the front porch or front lawn for longer than a twenty-four (24)-hour period.

Towels, clothes, and other items are not permitted to hang on porch railings or fences at any time. Clothes lines are prohibited.

Firewood may be stored in the backyard provided it is not visible from the street. Logs should be stacked and/or stored in orderly fashion.

Homeowners will be allowed to use dumpsters or Portable-on-Demand (POD) storage units under the following circumstances:

- Any storage unit placed on the street requires a City of Franklin permit and must be located next to curb in front of homeowner's Lot without blocking storm drains, street parking spaces, or neighboring driveways or mailboxes. Placement must adhere to City guidelines, which include, but not limited to, placement of plywood sheets beneath unit to prevent damage to street surface. Any damages will be assessed by the City directly to Homeowner.
- Units may be located in Homeowner's driveway without a permit for a maximum of seven (7) days.

Swimming Pools/Hot Tubs:

Permanent above-ground swimming pools and hot tubs are not permitted.

All in-ground pools, spas, or whirlpools require prior review by the ARC and subsequent written approval by the Board and must fit naturally into the topography of the proposed Lot. Approval requests must include a detailed plan including site layout, fencing, and landscaping. All pumps, filters, *etc.*, must be located so not to cause a nuisance to neighbors and must be screened from view with landscaping. Location must provide minimum visual and audio impact to the surrounding properties and streets. Drainage from pool, pump, filter, *etc.*, directly onto lawns and/or into storm drains at any time is strictly prohibited.

Pool enclosures are not permitted. Fencing must encompass a greater area of the Lot rear than merely the pool or pool surround perimeters.

Trash/Garbage/Recycling:

No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Trash, garbage, or other waste shall not be kept on the Lot except in sanitary containers. Trash containers, recycle bags, and/or brush must not be placed at the street curb before 4:00 p.m. on the evening before the day of scheduled pickup. Trash containers must be returned to a location not visible from the street no later than 10:00 p.m. on the day of pickup. Trash in excess of receptacle capacity must be stored inside the home or garage with no visibility from the street prior to transport to the curbside for pickup.

Vehicles:

A homeowner or occupant shall be permitted to park the maximum number of cars or similarly sized motor vehicles in a garage according to its design capacity. In addition, cars or similarly sized vehicles may also be parked in driveways. As with Common Areas usage, homeowners may not claim ownership of or park in, on a regular basis, any of the spaces designated as visitor parking along Tywater Crossing Boulevard and Charming Court. Homeowners are asked not to park on the street in front of neighboring homes if parking is available in driveway or garage of homeowner. Blocking mailboxes of neighboring homes interferes with delivery of U.S. mail by federal employees and should not occur.

Damaged or disabled vehicles are prohibited from being parked within the Tywater development except in garages. For the purpose of this document, a vehicle will be considered "damaged" and/or "disabled" if it has obviously been wrecked, is obviously inoperable, or does not display a current license tag.

Boats, jet-skis, or other watercraft, trailers, motorcycles, buses, panel trucks, trucks with a load capacity of 1 (one) ton or more, vans (excluding vans used by handicapped persons or vehicles having received designation of "car" or "passenger vehicle" by the TN Department of Motor Vehicles), recreational vehicles (RVs), and vehicles primarily used for commercial purposes or with commercial writings on their exteriors are prohibited unless housed in a garage or homeowner has secured prior approval from the Board. Exceptions include vehicles with markings designating police, Sheriff, or Fire Marshall. With prior written approval from the Board, homeowners may allow guest vehicles classified as prohibited above to park in the homeowner's driveway. Such parking requires separate, written approval from the Board. Such vehicles should be parked to allow minimal view from the street, and street parking is prohibited. The Board shall have sole discretion to determine whether parked vehicles provide minimal street view.

Commercial vehicles or vehicles with exterior commercial writings shall be allowed during normal business hours for the purpose of serving any home site or the common areas provided no such vehicle remains on the property overnight for any purpose unless prior written consent of the Board is obtained.

If any vehicle is parked on any portion of the Development in violation of Tywater rules and restrictions, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed or booted. The notice

must be conspicuously displayed with contact information for the owner to contact regarding the violation plus the contact information for the person or entity that will do the towing or booting. If the violation continues after twenty-four (24) hours or again within six (6) calendar months of the first notice, the vehicle may be towed or booted without further notice to the owner or user of the vehicle.

If the vehicle is parked in a fire lane, is blocking access to another homeowner's residence, is blocking ingress or egress of the Development, is obstructing the general flow of traffic, is parked in a grassy areas, or otherwise is creating a hazardous situation, no notice shall be required; and the vehicle will be towed immediately.

Yard/Garage Sales:

Yard/garage sales are not permitted except as a Tywater community-wide event open to participation among all homeowners. Such sales will be coordinated by the Events Committee Chairperson, calendared as a Tywater community event, and announced no less than thirty (30) days in advance to allow all interested homeowners ample time to prepare.

VIOLATIONS/INFRACTIONS

The discretionary powers of the Board are also coupled with the ability to establish and levy fines and penalties for noncompliance including the right to suspend membership rights such as the right to vote or to use common areas. Although not limited to the following, "noncompliance" would include failure to obtain approval of a new structure in conformance with approved plans. Homeowners in violation of the rules and standards set forth in this document will be notified in writing of the specific violation and will be fined and penalized in accordance to the CC&Rs for the Tywater Association.

Homeowners may report any violations to the Board-approved management company or to any active member of the Board. Homeowners should review the by-laws and covenants referenced above to understand their rights and/or obligations as property owners in Tywater Crossing.

If any rule or regulation, as set forth herein or as amended hereinafter, is violated, the Board establishes the following penalties for each infraction except in such circumstances that the Board determines immediate action is necessary, appropriate, and permissible under the CC&Rs for the Tywater Homeowners Association:

- For the first infraction, the Board has authorized a representative of the HOA's property management company to send written notice to the homeowner of such infraction with

designation of a reasonable time to correct or cure said violation, which shall be no less than ten (10) calendar days, *i.e.*, the First Notice Period.

- If the violation continues or is repeated during the First Notice Period or if the infraction is repeated within three (3) months following the date of the first written notice, the management company is instructed to send a second written notice to the homeowner that references repeated or continuing infraction and provides a reasonable time to correct or cure said violation. In this instance, a reasonable time is determined to be no less than five (5) days, *i.e.*, the Second Notice Period.
- At any time following the Second Notice Period, the infraction continues and/or is repeated within the three (3) month period following the second notice, the management company is authorized to take action, up to and including retaining an attorney, as set forth in Article V, Section 5.3, "Enforcement of . . ." of the CC&Rs. If an attorney is retained to enforce the restrictive covenants, said homeowner shall be responsible for all reasonable legal fees and expenses plus any other damages incurred by the Board, said amount becoming immediately due and assessed against the homeowner.
- In addition, after receiving the second notice, the homeowner may provide written request to address the Board at its next scheduled meeting regarding the violation. Therein, the Board may determine whether the infraction has been cured or corrected, whether the infraction has been repeated within a three (3) month period from the date of the first written notice, and/or whether the Board needs additional information. If the Board determines that the violation has not been corrected or cured or has been repeated more than one time during the three (3) month period following the second written notice, the Board may, in its discretion, suspend the homeowner's voting rights, suspend the homeowner's right to use Common Areas for a time period not to exceed sixty (60) days, and/or take any other action deemed necessary to correct the violation or infraction. Nothing herein shall require the Board to cease action to stop the infraction pending the hearing before the Board.
- After the Second Notice and if the infraction continues and/or is repeated within the three (3) month period following the date of the second notice, subsequent notices will include a fine payable to the HOA. The fine amounts will be as here designated:
 - \$25 due upon receipt of the third (3rd) notice),
 - \$50 due within thirty (30) days following the third (3rd) notice if the infraction continues,
 - \$100 due within sixty (60) days following the third (3rd) notice if the infraction continues, and
 - \$100 due each subsequent thirty (30) days until the infraction is corrected.

MONTHLY DUES

All homeowners shall pay monthly dues by the fifteenth (15th) day of each month. If said dues have not been received by that date, a \$10 late fee shall be due in addition to the full monthly dues. As directed by the Board, the management company shall send a written statement to applicable homeowner indicating the balance due upon request. An additional \$10 late fee shall be due for each subsequent month that the homeowner has outstanding arrearage.

DISCLAIMER

Nothing herein shall be construed to abrogate or waive any other rights or remedies the HOA and/or its Board has available in the CC&Rs and/or Bylaws governing the Tywater Crossing Community.

REQUEST FOR CHANGE

Tywater Homeowners Association

Property Owner(s): _____
Property Street Address: _____ Lot #: _____
City/State/Zip: _____ Telephone #: _____
Email Address: _____

Proposed Improvement (Complete Description), Attach additional pages, if needed:

NOTE: If project includes fencing, complete Fence Request Form, also.

Contractor Licensed: _____ Yes _____ No
Building Permit Required: _____ Yes _____ No If so, have obtained? _____ Yes _____ No
Dimensions: _____ (if applicable) Color: _____ (if applicable)
Paint/Stain Selection (if applicable): _____
(Please list the manufacturer's name and name & number of paint/stain and retailer where purchased.)

Project Location on Property: _____ Project Cost: _____

Contractor's Name: _____ Contractor Phone #: _____

Contractor's Address: _____

Contractor's Website (if applicable) _____

Construction Materials: _____

All submissions must be accompanied with the following:

- Architectural drawing and/or photographs
• Property plat/sketch/aerial photo with proposed change in reference to the home and property lines
• Description and photos of materials
• Signed Disclosure (page 1 of Appendix A)

You may NOT begin construction on any modification until you have received written approval from the ARC.

For Internal Use:

Date Management Firm Received: _____ Date Approved: _____ Date Denied: _____

Conditional Approval/Denial Explanation:

- Approved project must be completed within _____ days of approval.
• No project or improvement may impede or impact drainage on homeowner's lot or adjacent properties.
• Approved, pending evidence of government approval(s) where applicable
• _____
• _____

Architectural Review Committee/Board Signatures:

_____ Date

_____ Date

_____ Date

_____ Date

REQUEST FOR FENCE INSTALLATION

Property Owner(s): _____

Property Street Address: _____ Lot #: _____

City/State/Zip: _____ Telephone #: _____

Email Address: _____

Proposed Improvement (Complete Description), Attach additional pages, if needed:

NOTE: If project includes fencing, complete Fence Request Form in addition to this form.

Building Permit #: _____ (if available at time of application)

Dimensions of Fence: _____

(NOTE: Height may not exceed six feet (6').

Color: Black only

Additional Requirements:

- Good side must show out.

Contractor's Name: _____ Contractor Phone #: _____

Contractor's Address: _____

Contractor's Website (if applicable) _____

Construction Materials: Aluminum or Wrought Iron Only

All submissions must be accompanied with the following:

- Property plat/sketch/aerial photo with proposed change in reference to the home and property lines
- Proposal or contract with Contractor
- Photograph/brochure showing fence style/capping
- Landscaping plan, if applicable
- Signed Disclosure (page 1 of Appendix A)

You may NOT begin construction on any modification until you have received written approval from the ARC.

For Internal Use:

Date Management Firm Received: _____ Date Approved: _____ Date Denied: _____

Conditional Approval/Denial Explanation:

- Approved project must be completed within _____ days of approval.
- No project or improvement may impede or impact drainage on homeowner's lot or adjacent properties.
- Approved, pending evidence of governmental approval(s) where applicable
- _____
- _____

Architectural Review Committee/Board Signatures:

Date

Date

Date

Date

APPENDIX B

MINIMUM BLDG. SETBACKS

FRONT YARD..... 10'
 SIDE YARD..... 5'
 REAR YARD..... 5'

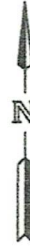
■ STAKE ON !

THIS PLOT PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SITE INSPECTION OR TITLE REPORT. THEREFORE THIS PLOT PLAN IS SUBJECT TO AN ACCURATE AND UP TO DATE TITLE REPORT. THIS PLOT PLAN IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY BY DELTA ASSOCIATES.

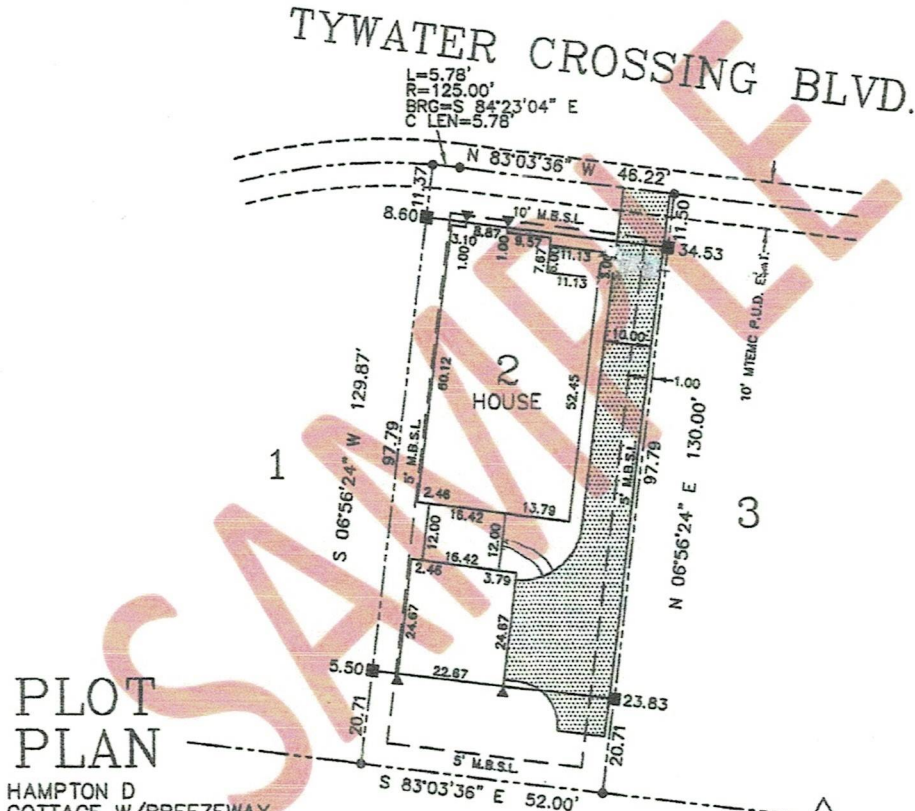
GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



TYWATER CROSSING BLVD.



PLOT PLAN

HAMPTON D
 COTTAGE W/BREEZEWAY
 2-CAR GARAGE
 LEFT SIDE DRIVE

Owner: PATTERSON COMPANY, LLC
 Property Address: 502 TYWATER CROSSING BLVD.
 Property Location: TYWATER CROSSING - LOT 2
 Property: CITY OF FRANKLIN, WILLIAMSON CO., TN
 Recorded: PLAT BK 57, PG 62,, R.O.W.C., TN
 Scale: 1"=30' Date: 6-15-13 Cadfile: TC2P

DELTA ASSOCIATES, INC.
 Land Design & Surveying
 7121 Crossroads Blvd.
 Brentwood, TN • 615-850-3501

Rd. 01/2/11c

APPENDIX C

Possible Options for Landscaping Edging



Natural Stacked Stone



Continuous, Stamped Concrete Curbing



Pre-Fab Interlocking Blocks



Enlarged sample of pre-fab blocks

APPENDIX D

Examples of Approved Basketball Goals

