

MASTER DEED OF

*Gallinburg*

G O L F • & • R A C Q U E T • C L U B

HORIZONTAL PROPERTY REGIME

2/599

STATE OF TENNESSEE ) MASTER DEED OF  
 ) GATLINBURG GOLF AND RACQUET CLUB  
COUNTY OF SEVIER ) HORIZONTAL PROPERTY REGIME

KNOW ALL MEN BY THESE PRESENTS, THIS MASTER DEED is made this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_, by FIRST NATIONAL EQUITY CORPORATION (hereinafter called the "Declarant"), a Delaware corporation, authorized to do business in Tennessee, with its principal office and place of business at 4310 Paradise Road, Las Vegas, Nevada, 89109, for the purposes hereinafter set forth.

W I T N E S S E T H :

WHEREAS, Declarant is the owner in fee simple of certain real property, buildings and improvements thereon located in the County of Sevier, State of Tennessee, which is more particularly described in the Exhibits attached hereto and incorporated herein by reference (hereinafter called the "Submitted Property" or "Property"); and

WHEREAS, Declarant desires to submit the Submitted Property to the provisions of the Tennessee Horizontal Property Act, TCA 66-27-101, et. seq., (hereinafter called the "Act"), thereby creating a Horizontal Property Regime known as the Gatlinburg Golf & Racquet Club Horizontal Property Regime (herein the "Regime"); and

WHEREAS, Declarant desires to publish a plan for the individual ownership of the several Apartments of the Submitted Property together with an undivided ownership interest in the general common elements and limited common elements (if any) of the Submitted Property as defined herein and in the Act; and

WHEREAS, Declarant desires to convey the Submitted Property pursuant to and subject to certain protective covenants, conditions, restrictions, reservations, liens and charges hereinafter set forth;

NOW, THEREFORE, Declarant does hereby submit the Property to the provisions of the Tennessee Horizontal Property Act, TCA 66-27-101, et. seq., and hereby publishes its plan for the division of the Property and the imposition of conditions, restrictions, reservations, liens and charges thereon and the individual ownership thereof, and Declarant hereby specifies that this Master Deed and the declarations herein shall constitute covenants, conditions, reservations and restrictions which shall run with the Submitted Property and shall bind and inure to the benefit of the Declarant, its successors and assigns and all subsequent owners of any interest in the Submitted Property, their grantees, successors, heirs, executors, administrators, legatees and/or assigns.

ARTICLE I  
Definitions

As used in this Master Deed and all Exhibits hereto, all amendments hereof and thereof unless the context otherwise requires, the following definitions shall prevail:

1. Act means the Tennessee Horizontal Property Act, TCA 66-27-101, et. seq., as presently constituted.

2. Apartment means as defined in the Act. The floor plan and dimensions of each are as shown in the Exhibits hereto.

3. Association or Council of Co-Owners means the Council of Co-Owners as defined in the Act and specifically formed for the purpose of exercising the powers and duties of such for the Regime.

4. Assessment means a share of the fund required for the payment of common expense, capital improvements, extraordinary expense or any other expenses which from time to time are assessed to some or all of the Unit Owners.

5. Board of Directors or Board means an executive and administrative body designated as the governing body of the Association.

6. Building means an improved structure containing one or more Apartments on one or more floors.

7. By-Laws means the by-laws of the Association as they exist from time to time.

8. Commercial Unit means a Condominium Unit or Unit described in the Exhibits hereto and used for the purposes permitted herein.

9. Common Elements means and includes all of the Submitted Property excluding the Apartments and specifically includes both the general common elements and limited common elements (if any).

10. Common Expenses means and includes:

(a) All expenses incident to the administration, maintenance, repair and replacements of the Submitted Property after excluding therefrom any and all expenses which are the responsibility of a particular Co-Owner as hereinafter set forth;

(b) Expenses determined by the Board of Directors of the Association to be Common Expenses;

(c) Expenses in this Master Deed and/or its Exhibits denominated as Common Expenses; and

(d) Any other expenses declared by the Act to be expenses to which the Co-Owners are required to contribute.

11. Common Surplus means the excess of all receipts of the Association over and above the amount of Common Expenses and not otherwise reserved or designated for a specific use.

12. Condominium Unit or Unit means an individual Apartment as defined herein, in the Act and as described in the Exhibits hereto together with an undivided share of the Common Elements, vote, Common Surplus and liability for Common Expenses and other assessments appurtenant thereto.

13. Co-Owner means as defined in the Act, and specifically owning an Apartment in the Regime.

14. Declarant or Developer means as defined in the Act and specifically First National Equity Corporation, its successors and assigns.

15. Exhibits means the exhibits to this Declaration, as they may be amended from time to time.

16. General Common Elements means as defined in the Act.

THESE BY-LAWS are hereby adopted, accepted and fully ratified as the By-Laws of GATLINBURG GOLF AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC. this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_.

WITNESSETH:

GATLINBURG GOLF AND RACQUET CLUB  
CONDOMINIUM ASSOCIATION, INC.

\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_ (Seal)

ATTEST: \_\_\_\_\_ (Seal)

17. Institutional Mortgagee means a bank, savings and loan association, insurance company or union pension fund authorized to do business in the United States of America, an agency of the United States Government, a real estate or mortgage investment trust, the Declarant, any of its affiliates, and any lender generally recognized as an institutional type lender, having a lien on the Property or any part or parts thereof.

18. Limited Common Elements means as defined in the Act and shall also include the deck appurtenant to each Unit as shown in the Exhibits hereto.

19. Majority or Majority Vote or Majority of the Co-Owners means as defined in the Act.

20. Master Deed means this Master Deed establishing and recording the Property of the Regime and thereby submitting it to Condominium Ownership.

21. Occupant means any person or persons residing in a Unit.

22. Person means as defined in the Act.

23. To Record means as defined in the Act.

24. Submitted Property or Property means and includes the Property as it may exist from time to time as contained within the Regime as described in the Exhibits hereto and includes the land, the buildings, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto and subject to all easements, rights-of-way and rights of use as described herein, in the Exhibits and/or of record. The Property shall not include until, but shall include upon proper annexation hereto, all land together with improvements, easements, rights of way and rights of use described herein, in the Exhibits and/or of record, shown, described, and defined or to be described as Phase II, Phase III, Phase IV, Phase V and Phase VI, respectively.

ARTICLE II  
Gatlinburg Golf and Racquet Club  
Horizontal Property Regime  
Council of Co-Owners

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1. The administration of the affairs of the Regime and the maintenance, repair, replacement and operation of the Common Elements as herein provided, the enforcement of all rules, regulations, by-laws and those acts required of the Association by the Master Deed and/or by the Act shall be the responsibility of the Association acting through the Board of Directors. Such administration shall be in accordance with and under the powers granted by the provisions of the Act, this Master Deed, the Articles of Incorporation (if any) and the By-Laws of the Association.

2. The Association through its Board of Directors shall be and hereby is authorized to enter into such agreements and to bind itself and all Co-Owners as it may deem necessary or desirable for the administration and operation of the Regime. Each Co-Owner who acquires an interest in a Unit shall thereby be deemed to agree to be bound by the terms and conditions of all such agreements. A copy of each such agreement shall be made available at the office of the Association for review by any Co-Owner.

3. There shall be only one Voting Member for each Unit. If a Unit is owned by more than one person, the Owners thereof shall designate one of their number as the Voting Member. If a person other than an individual owns a Unit, a partner, trustee, officer or employee thereof shall be designated as the Voting Member for such Unit. The designation of the Voting Member shall be made as provided in the By-Laws. The vote of a Voting Member shall not be divisible.

Each Voting Member (and only the Voting Member) shall be entitled to cast the vote(s) for each Unit he represents, on each matter submitted to a vote at a meeting of the Association, regardless of the number of Persons who own such Unit. The Declarant shall be entitled to cast the vote(s) for each Unit it owns.

Each Voting Member shall be entitled to cast his vote(s) at each meeting of the Association in person or, if permitted by the By-Laws, by proxy.

4. Declarant shall appoint an initial Board of Directors to serve until Declarant shall relinquish control and their successors have been elected and qualified. Declarant shall release control upon calling a meeting of the Unit Owners for purposes of taking control, which meeting shall be called no later than the earlier of the following events:

(i) 4 months after 75% of the Units have been conveyed to the Unit purchasers; or (ii) 3 years following the conveyance of the first Unit conveyed in a single-phase project; or (iii) 5 years following such conveyance if an expandable project.

For purposes of this subsection of Article II the term "control" shall mean the right of the Declarant to control the Association, the Association Board, the project, or the Co-Owners in any manner except through votes allocated to units the Declarant owns on the same basis as votes pertaining to sold units.

### ARTICLE III Property Rights

1. The Condominium as presently constituted consists essentially of Apartments in buildings, and other improvements and certain lands as the same are described in the Exhibits. For the purposes of identification, each Apartment in the Regime is identified by number and is delineated in the Exhibits hereto. No two Units have the same identifying number combination.

The aforesaid buildings and Apartments therein and other improvements are constructed in accordance with the plats, plans, descriptions and surveys contained in the Exhibits.

2. Ownership of an Apartment includes title to the Apartment and an undivided interest in the Common Elements and the Common Surplus (if any). Any attempt to divide an Apartment by separating title to the Apartment from the undivided interest in the Common Elements and Common Surplus (if any) shall be void.

The undivided interests in the Common Elements, the Common Surplus (if any) and the liability for Common Expenses which the Co-Owners of the Apartments are acquiring are set forth in the Exhibits.

3. Neither the Association, any Co-Owner, the Declarant, nor any other party who owns an interest in the Common Elements

shall have the right to bring any action for partition or division of the Common Elements.

4. Initial rules and regulations governing the use of the Submitted Property shall be promulgated by the Declarant on behalf of the Board of Directors. Additional and/or amended rules and regulations may be adopted or repealed by the Board of Directors. The Board of Directors may amend or repeal any rule or regulation adopted by it or by the Declarant provided such does not affect any right(s) of Declarant or any affiliate of it. All rules and regulations shall be posted in conspicuous places in the Common Elements.

5. Each Co-Owner, by acquiring his Unit, shall be deemed to agree to be bound by, among other things: (i) all rules and regulations adopted for the use of the Submitted Property; (ii) the Master Deed and the By-Laws.

6. Any Occupant may use the Common Elements reserved for the use of the Apartment he occupies during the time such Occupant is actually in residence in the Apartment. Guests and invitees of an Occupant of a Apartment and the Co-Owner of an Apartment (while another occupies his Apartment) may only use the Common Elements with the express permission of the Board of Directors and subject to such terms and conditions as the Board of Directors may specify.

7. Parking spaces shall not be reserved solely for the use of Occupants of any particular Apartment nor shall they be numbered. Further, Declarant hereby reserves unto itself (including the right to grant to others) and grants to all Occupants and visitors of the Regime an easement for vehicular parking upon the parking spaces within the Regime, together with an easement for ingress and egress for access to and from such parking.

8. Common Expenses:

(a) All costs of maintenance, repair and replacements of Common Elements (including General Common Elements and Limited Common Elements, if any) necessitated by the negligence or misuse by any Occupant of an Apartment shall be borne solely by the Co-Owner of such Apartment and the Board of Directors shall have the right to assess such Co-Owner for such costs.

(b) All other costs of maintenance, repair, replacements, preservation and improvement of the Common Elements (including General Common Elements and Limited Common Elements) and all other assessments and payments declared in the Act and/or herein declared to be Common Expenses shall be, unless the Board of Directors otherwise decides, Common Expenses.

9. Development Plan:

(a) Declarant has included within the Regime as initially constituted certain property and improvements including buildings containing 84 residential Apartments and a Commercial Unit. Of the 84 residential Apartments, 30 are one bedroom residential Units and are numbered 102-104, 202-204 (in Building A); 102, 103, 202, and 203 (in Building B); 102, 103, 105, 107, 202, 203, 205, and 207 (in Building C); 102, 104, 202, and 204 (in Building D); and 102, 104, 106, 107, 202, 204, 206 and 207 (in Building E). Further, there are 15 one bedroom residential Units with interior loft areas, numbered 302-304 (in

Building A); 302 and 303 (in Building B); 302, 303, 305 and 307 (in Building C); 302 and 304 (in Building D); 302, 304, 306, and 307 (in Building E). Further, there are 26 two bedroom residential Units numbered 101 and 201 (in Building A); 101, 104, 201 and 204 (in Building B); 101, 104, 106, 108, 201, 204, 206, and 208 (in Building C); 101, 103, 201 and 203 (in Building D); 101, 103, 105, 108, 201, 203, 205 and 208 (in Building E). Further, there are 13 two bedroom residential Units with interior loft areas numbered 301 (in Building A); 301 and 304 (in Building B); 301, 304, 306 and 308 (in Building C); 301 and 303 (in Building D); 301, 303, 305 and 308 (in Building E). The Commercial Unit consists of the reception area, work area, manager's office, laundry, vending area, telephone equipment room, storage room located within the recreation building and storage rooms located on the second floor of each building. The principal improvements included within the Common Elements are an outdoor tennis court, paved traffic and parking areas, electrical panel board, mechanical platforms and a recreation building containing a swimming pool, whirlpool, mens and womens restrooms, sauna, steamroom, recreation room and pool equipment room, the same being shown and designated in the Exhibits hereto. By reason of the relative square footage of the Commercial Unit, the one bedroom residential Units (each having approximately the same square footage to all other one bedroom residential Units), the one bedroom residential Units with interior loft areas (each having approximately the same square footage to all other one bedroom residential Units with interior loft areas), the two bedroom residential Units (each having a square footage approximately the same as all other two bedroom residential Units), and the two bedroom residential Units with interior loft areas (each having a square footage approximately the same as all other two bedroom residential Units with interior loft areas) with regard to the Submitted Property as a whole, there is appurtenant to the Commercial Unit an undivided percentage share of ownership interest in the Common Elements as described in the Exhibits, to each one bedroom residential Unit an undivided percentage share of ownership interest in the Common Elements as described in the Exhibits, to each one bedroom residential Unit with interior loft area an undivided percentage share of ownership interest in the Common Elements as described in the Exhibits, to each two bedroom residential unit an undivided percentage share of ownership interest in the Common Elements as described in the Exhibits, and to each two bedroom residential unit with interior loft area an undivided percentage share of ownership interest in the Common Elements, all as described in the Exhibits.

(b) Declarant reserves the right but not the obligation to annex and include additional property, improvements and Apartments and to amend this Master Deed by its sole action and in its sole discretion for the purpose of creating Phase II, Phase III, Phase IV, Phase V and Phase VI ("Subsequent Phases") of the Regime. The Subsequent Phases, if so annexed, will include property and improvements, including buildings containing residential Apartments, Commercial Units (ownership of which may be retained by Declarant) and additional Common Elements (including but not limited to an outdoor swimming pool and a tennis court); provided, however, no one Subsequent Phase will include more than 150 residential units (but may include fewer residential units). Should the Declarant determine to so annex and include a Subsequent Phase(s), it hereby covenants that the necessary annexation and amendment to the Master Deed shall be filed with the Register of Deeds for Sevier County, Tennessee. The Subsequent Phases, if included, will not increase the proportionate amount of the Common Expenses payable by the Co-Owners of and comprising the Regime as presently constituted (herein "Phase I"). Should the Subsequent Phases be included, the percentage interest in the Common Elements of each Co-Owner in Phase I shall be reduced accordingly. Likewise, although each Co-Owner of Phase I shall retain the vote presently appurtenant to his Unit, there shall be additional votes and, therefore, the percentage value of each vote, compared to the total votes, shall be reduced as described in the Exhibits.

(c) Ownership in the Common Elements and Common Surplus, pro rata share of Common Expenses due and percentage of total votes attributable to each Unit are shown in the Exhibits; provided, however, the Board of Directors may adjust and allocate Common Expenses on a method other than percentage of ownership if it so chooses provided such method is fair and equitable (including, but not limited to, the allocation of Common Expenses in an equal amount to all units).

#### ARTICLE IV Architectural Control

To preserve the original architectural appearance of the Regime, no exterior construction of any nature whatsoever except as specified in this Master Deed shall be commenced or maintained upon any building and/or Common Element and all such additions as are herein specified shall be architecturally compatible with existing structures. No Co-Owner shall paint, decorate or change the color of any exterior surface, gate, fence, awning, railing or roof, nor shall any Co-Owner change the design or color of the exterior or lighting, nor shall any Co-Owner install, erect or attach to any part of the exterior any sign of any kind whatsoever, nor shall any exterior addition or change, including, without limiting the generality of the foregoing, the erection or construction of any fence or wall, be made unless and until plans and specifications showing the nature, kind, shape, height, material, color and location of the same shall have been submitted to and approved in writing as to harmony of exterior design, color and location in relation to the surrounding structures by the Board of Directors (or its designee), all Institutional Mortgagees and (so long as Declarant, or its successors or assigns, owns one or more Units in the Regime) the Declarant or its successors and assigns. Failure of the Board of Directors (or its designee) and, if appropriate, of the Declarant to approve or disapprove such plans and specifications within sixty (60) days after their being submitted in writing shall constitute approval.

#### ARTICLE V Expenses and Common Surplus

The Common Expenses of the Regime and the monetary obligations of the Co-Owners under any agreements entered into by the Association shall be shared by the Co-Owners in the percentages set forth in the Exhibits unless provided otherwise by the Board of Directors. Such percentages shall not be altered because of any increase or decrease in the purchase price or square footage of a Unit or because of its location.

Each Co-Owner's interest in the Common Surplus (if any) shall be equal to his interest in the Common Elements.

#### ARTICLE VI Amendment of the Master Deed

This Master Deed may be amended at the regular or any special meeting of the Association of the Regime, called and convened in accordance with the By-Laws, upon the affirmative vote of 67 percent of all the Voting Members of the Association; provided, however, that this Master Deed may not be cancelled nor any amendment be made hereto having as its effect a termination of the Regime without the written agreement of all of the Co-Owners in the Regime and all Institutional Mortgagees holding mortgages of record upon the Regime or any portion thereof, as provided in the Act.

All amendments hereto shall be recorded and certified as required by the Act. No amendment(s) shall change any Apartment or the proportionate share of the Common Expenses or Common Surplus attributable to each Apartment, nor the voting rights of any

Apartment, unless all Co-Owners of the Regime and all mortgagees holding any mortgages or other liens upon the Property or any part(s) thereof shall join in the execution of such amendment. No amendment shall be passed which shall impair or prejudice the rights and/or priorities of any Institutional Mortgagee or change the provisions of this Master Deed with respect to Institutional Mortgagees without the written approval of all Institutional Mortgagees of record.

No amendment shall change the rights and privileges of Declarant, its successors and assigns, without written approval and consent of the Declarant, or its successors or assigns.

Notwithstanding the foregoing provisions of this Article, the Declarant reserves the right to alter the interior design and arrangement of and to alter the boundaries between Apartments as long as the Declarant owns all the Apartments so altered; however, no such change shall increase the number of Apartments nor alter the boundary of the Common Elements, except the party wall between any Apartments, without amendment of this Master Deed in the manner herein set forth. If the Declarant shall make any changes in Apartments as provided in this paragraph, such changes shall be reflected by an amendment of this Master Deed and the recording thereof reflecting such authorized alteration of Apartments and said amendment need only be executed and acknowledged by the Declarant and any holder of mortgage(s) encumbering the said altered Apartments. Such shall be certified and recorded in the manner required in the Act.

Notwithstanding the foregoing provisions of this Article, it is understood and agreed that as of the time this Master Deed is dated and recorded in the public records of Sevier County, Tennessee, all of the improvements shown on the Exhibits may not be completed; however, said improvements shall be as and located as described and shown in the Exhibits; provided, however, that all improvements will be completed within twelve (12) months of the date of recording hereof; provided, however, said time may be extended by virtue of delays caused by acts of God, acts of governmental authorities, strikes, labor conditions or any other condition(s) beyond Declarant's control.

#### ARTICLE VII By-Laws

The operation of the Regime shall be governed by the By-Laws of the Association which are attached to this Master Deed as an Exhibit and made a part hereof.

No modification of, or amendment to, the By-Laws of the Association shall be valid unless set forth in or annexed to a duly recorded amendment. The By-Laws may be amended in the manner provided for therein but no amendment to said By-Laws shall be adopted which will affect or impair the validity or priority of any mortgage upon the Submitted Property or any portion thereof without written consent of the mortgagee thereof and of all Institutional Mortgagees of record. No amendment shall change the rights and privileges of the Declarant without written approval of the Declarant, its successors or assigns.

#### ARTICLE VIII The Operating Entity

The operating entity of the Regime shall be the Association. The Association shall have all the powers and

duties set forth in the Act as well as all the powers and duties granted to and imposed upon it by the Master Deed, and the By-Laws of the Association, and, in addition, all other powers and duties necessary to operate the Regime which shall be exercised through its Board of Directors.

Every Co-Owner, whether he has acquired his Apartment by purchase, gift, devise or other conveyance or transfer, by operation of law or otherwise, shall be bound by this Master Deed, the Act, the By-Laws, all other Exhibits hereto and any and all Rules and Regulations of the Association.

ARTICLE IX  
Assessments

The Association, through its Board of Directors, shall have the power to fix and to provide for the Common Expenses of the Regime and such other sums as are necessary for the care, repair, replacement, maintenance, preservation and improvement of the Submitted Property and shall establish and maintain a adequate reserve fund to cover these periodic expenses. The reserve fund shall be maintained out of regular assessments for Common Expenses. The Board of Directors shall have the power and duty to fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses of the Regime and such other expenses as are provided for herein, in the Act or deemed necessary and appropriate expenses of the Regime. The procedure for the determination of sums necessary and Assessments upon Co-Owners and the method of collection of the same shall be as set forth in the By-Laws of the Association, as provided herein and in the Exhibits hereto and in the Act.

A Co-Owner shall become liable for the payment of Assessments upon issuance of a statement of Assessment by the Board of Directors of the Association.

Upon Assessments that are unpaid for over ten (10) days after due date, at the sole discretion of the Board of Directors (and if not forbidden by law), a late charge not to exceed \$10.00 or 10% of the amount due, whichever is greater, to the extent allowed by Law, shall also be due and payable to defray the expense of late collection. Regular Assessments shall be due and payable on the first day of each month and monthly bills for the same need not be delivered or mailed to the Co-Owners by the Board; provided, however, that on or before December 1st of the preceding year, the amount of regular monthly Assessments due from each Co-Owner for each month of that year shall be mailed by the Board of Directors to each Co-Owner and provided, further, that a notice of any increase or decrease in regular monthly Assessments shall likewise be mailed or delivered to each and every Co-Owner by the Board of Directors no later than thirty (30) days prior to the time the first regular monthly Assessment so changed shall be due.

Due 1st  
30 DAY  
NOTICE TO  
CHANGE TO

Further, the Board of Directors, on behalf of the Council, shall have a lien on each Apartment together with the Common Elements appurtenant thereto in the amount of each Assessment not paid when due as provided in the Act, which may be collected and/or the lien foreclosed upon as provided in the Act. Reasonable attorneys' fees incurred by the Board of Directors incident to the collection of such Assessments or the enforcement (including but not limited to foreclosure) of such lien together with all sums advanced and/or paid by the Association for taxes and payments on account of a superior mortgage lien(s) or encumbrance(s) which may be required to be advanced by the

Association to preserve and/or protect its lien and all other charges allowed by the Act shall be payable by the delinquent Co-Owner and secured by such lien. The Board of Directors may take such action as it deems necessary to collect Assessments as provided in the Act and further may settle and/or compromise the same if deemed in its best interest. Each Assessment against a Unit shall be the personal obligation of the Unit Owner at the time the Assessment fell due. Such personal obligation shall not pass to successors in title unless assumed by them, or required by the Act.

Any lien of the Association for Common Expenses or Assessments, or other charges becoming payable on or after the date of recordation of the first mortgage on any Unit shall be subordinated to the mortgage holder. A lien for Common Expenses or Assessments shall not be affected by any sale or transfer of a Unit, except that a sale or transfer pursuant to a foreclosure of a first mortgage shall extinguish a subordinate lien for Common Expenses or Assessments which became payable prior to such sale or transfer.

No mortgagee of any mortgage of record or other purchaser of an Apartment who obtains title to the same at the foreclosure sale upon foreclosure of such mortgage shall be liable for the share of the Common Expenses or Assessments accruing after the date of recording of such mortgage but prior to the acquisition of title by such acquirer. Rather, such shall become Common Expenses payable pro rata by all Unit Owners (including such acquirer) as provided in the Act. In addition, any Co-Owner, person having executed a contract for the purchase of a Apartment or lender considering the loan of funds to be secured by a Apartment shall be entitled upon request to a statement setting forth the amount of Assessment(s) past due as provided in the Act. Failure to respond timely shall extinguish the lien for such Assessment(s), to be extinguished as provided in the Act. Except in the foregoing circumstances, any acquirer shall be jointly and severally liable for such expenses with the former Co-Owner. Any such sale or transfer pursuant to a foreclosure does not relieve the purchaser or transferee of a Unit from liability for, nor the Unit from the lien of any assessments made thereafter.

The Board of Directors shall have the right to assign any claim and/or lien rights for the recovery of any unpaid Assessments.

No Co-Owner may exempt himself from liability for his share of the Common Expenses or any other Assessment by waiving the use or enjoyment of any of the Common Elements or by abandoning his Apartment.

#### ARTICLE X Insurance

1. The Board of Directors of the Association shall obtain insurance upon the Submitted Property insuring it (including the Common Elements, all Apartments and the contents thereof) against all risks, all premiums of which shall be included as part of the Common Expenses. The provisions of this Article shall relate to all residential Units and all Common Elements; provided, however, because of the unique nature of the Commercial Unit, the Co-Owner of the Commercial Unit may have that Unit exempted from any master hazard, casualty, liability or other insurance policy(ies) required to be maintained upon the Units (and have the amount of Common Expenses due from that Unit reduced accordingly), provided such Co-Owner provides evidence to the Board, and any

Institutional Mortgagee requesting same, of equivalent insurance coverage with a carrier equivalent to that herein required. Furthermore, should a Co-Owner wish additional coverage on the contents of a particular Apartment, such shall be permitted provided the additional coverage does not adversely affect the policy(ies) maintained by the Board and provided the cost of such additional coverage is paid by the Co-Owner.

The Board, on behalf of the Association, shall obtain extended insurance coverage (by policies, each having, if such can be obtained, a term of not less than three (3) years) upon the Submitted Property and improvements thereon, including the Common Elements, Apartments and contents thereof, insuring the Co-Owners and their mortgagees against loss from fire, earthquake, flood, vandalism and the elements (windstorm, etc.), as well as any other risks the Institutional Mortgagees described in Section 2 (if any) may deem it reasonable to require, in amount(s) sufficient to completely restore and replace the damage and/or destroyed elements in the event of loss or in the event the improvements are not to be repaired or replaced (as described in Section 6), sufficient to, after pro rata division among the Apartments to provide funds to pay off all outstanding mortgages held by Institutional Mortgagees upon Apartments in the Regime, whichever is greater. In the event such coverage as obtained contains deductible(s) and/or is insufficient to so restore or replace, the Insurance Trustee (as hereafter described), with the advice of the Board, shall determine the amount(s) necessary to cover such deductible(s) and/or deficiencies and establish a self-insurance fund to provide insurance to cover the same. Such self-insurance fund shall be established and funded in the same manner as are escrow payments for insurance premiums as hereafter described. Such self-insurance fund shall have the same loss payee as the policies obtained (i.e. the Insurance Trustee for the benefit of the Co-Owners and their mortgagees, etc.). Such self-insurance fund and any increase and/or replacement(s) thereto shall be funded by assessment of all of the Co-Owners by the Insurance Trustee acting on behalf of the Board, which shall be, when so assessed, an item of Common Expense. Such funds so maintained (except for excess funds, which shall be distributed as provided in Section 4), together with interest thereon (if any) may be expended only in the event of: (i) a loss which such funds insure against; (ii) the obtaining of other insurance to cover such deductible(s) and/or insufficiency(ies); (iii) the consent of all Co-Owners and their mortgagees; or (iv) upon termination of the Regime. In the event of distribution of such funds for any of the latter three events, such funds so expended and/or distributed shall be considered as, owned as and distributed as Common Surplus.

2. Any Institutional Mortgagees holding mortgages recorded prior to June 30, 1986, encumbering Apartments in the Regime having collectively an aggregate of original principal balances of \$1,000,000.00 or more shall have the right to approve all such insurance policy or policies, the company or companies, insurance upon such insurance coverage, the amount(s) thereof and, if appropriate, self-insurance sufficient to cover deductibles. Declarant reserves the right to, by amendment, change the date by which mortgages must be recorded in order for an Institutional Mortgagee to qualify for the rights granted herein.

3. Insurance premiums are and shall be a part of the Common Expenses; provided, however, they shall be paid separately and to the Insurance Trustee by each Co-Owner at such address as it shall designate. The Insurance Trustee shall notify the Co-Owners of the place of payment and monthly payment amount, which shall be due and payable by the first day of each month by each Co-Owner. The amount collected monthly from each Co-Owner shall be an amount equal to his percentage share in the Common Expenses multiplied by not less than 1/12th of the annual premiums of all insurance policies maintained upon the Regime. Further, the Insurance Trustee is hereby subrogated to and assigned the lien rights of the Council of Co-Owners as to each Co-Owner.

failing to pay any payment due from him to the Insurance Trustee for insurance premiums or self-insurance to the extent of the amounts due and owing but unpaid, which rights include the right to file notice of, perfect and foreclose upon a lien(s) against such Co-Owner(s) as granted to the Council of Co-Owners by the Act and this Master Deed. Sufficient funds shall be collected and maintained, if necessary in advance, by the Insurance Trustee (as hereinafter defined) such that with monthly installments received by it, it will have sufficient funds to pay the next annual premium on each policy maintained under Section 1 hereof not less than sixty (60) days prior to the date such premium on such policy is due and payable. Such funds so held shall be disbursed and used by it solely to pay premiums on said insurance policies described in Section 1. Unless such carrier fails to meet the requirements of Section 13 hereof or unless otherwise instructed by the Board of Directors and agreed to by the Institutional Mortgagees described in Section 2, the Insurance Trustee shall renew each policy with and pay the renewal premium to the same carrier then carrying said coverage. Such funds shall not be otherwise used or disbursed except upon written instruction of the Board of Directors consented to by all of the Institutional Mortgagees within the classification described in Section 2 of this Article.

4. The Board of Directors is hereby appointed and designated Insurance Trustee. The Insurance Trustee shall receive all funds designated for the self-insurance fund (if any) described in Section 1 hereof, to be held in trust for the benefit of the Co-Owners and their mortgagees, to be distributed as provided, and only as provided, in this Article. The funds comprising such self-insurance fund shall be placed in one or more demand accounts of a federally insured bank or trust company (which shall be interest bearing account(s) if allowed by such institution and permitted by law). To the extent such funds exceed those required (as defined in Section 1), they shall be paid over to the Council of Co-Owners as Common Surplus.

5. The Insurance Trustee is hereby designated and appointed as agent for the Council of Co-Owners, its Board of Directors, each and every present and future Co-Owner thereof and each and every mortgagee (if any) of each and every such Co-Owner for the purposes of this Article. Any Person, by acquiring any ownership or security interest whatsoever in any Apartment, shall be deemed to have appointed the Insurance Trustee as his, her or its agent for the purposes of this Article. Further, such appointment is and shall be irrevocable; provided, however, the present Insurance Trustee may assign upon the acceptance by a successor insurance trustee of all rights, powers and duties herein granted the Insurance Trustee and, further, provided such successor must be a federally insured bank or other federally insured depository having a corporate trust department, and must be acceptable to all Institutional Mortgagees within the classification described in Section 2 of this Article. In its capacity as agent, the Insurance Trustee shall cause itself, as Insurance Trustee, to be designated as named insured and loss payee, for the benefit of those for whom it is herein designated as agent, of the insurance policies procured pursuant to Section 1 of this Article, and in such capacity to receive all proceeds from such policies and execute as duly authorized agent such releases, endorsements or other documents or things as may be necessary to be able to receive such proceeds. In the event of any casualty or loss which is less than 2/3rds (as defined in Section 6 of this Article), the Board of Directors shall be responsible to accomplish substantial reconstruction, replacement and repair, provided the Insurance Trustee shall collect the proceeds of insurance (and to the extent appropriate, from the

self-insurance fund) and distribute such proceeds (by, if appropriate, a percentage of completion basis) to the parties entitled thereto upon satisfying itself as to the effectuation of such repairs, replacement and reconstruction. In the event reconstruction is not required (in accordance with the provisions of Section 6 of this Article), the Insurance Trustee shall receive the proceeds and shall divide them, pro rata, among the Apartments according to the percentage of Common Elements appurtenant to each Apartment. The Insurance Trustee shall then pay over to the mortgagee (and, if more than one, in order of priority of lien) of that Apartment, the share of proceeds appurtenant thereto up to the amount of indebtedness due such mortgagee upon his mortgage, and any balance then remaining to the Co-Owner thereof. If there be no mortgagee or other lien holder of that Apartment, the entire proceeds allocable to that Apartment shall be paid over to the Co-Owner thereof. The Insurance Trustee shall not be required to distribute any funds until it is satisfied in its sole judgment or assured of the parties entitled to such proceeds and the amounts to which they are entitled.

6. The proceeds of any such insurance shall be applied to reconstruct the improvements as provided in the Act; provided, however, reconstruction shall not be compulsory where it comprises the whole or more than two-thirds of the Property. In such event, unless unanimously agreed otherwise in writing by the Co-Owners and all Institutional Mortgagees, the proceeds shall be divided pro rata among the Apartments according to the share of Common Elements appurtenant to each and distributed by the Insurance Trustee as provided in this Article. In the event of such pro rata division, the Institutional First Mortgagee of record shall have first claim upon such insurance proceeds delivered to the Co-Owner of the Apartment upon which such Institutional Mortgagee holds a mortgage lien to the extent of the indebtedness due and owing upon the debt which such mortgage secures.

7. If the Property is not insured or if the insurance proceeds are insufficient to cover the costs of reconstruction, rebuilding costs shall be paid by all of the Co-Owners directly affected by the damage and each shall be responsible for a share equal to the total cost times a fraction, the numerator of which is one and the denominator of which is the number of Apartments so directly affected. Failure or refusal of payment of any of the Unit Owners so affected shall result in a lien upon his Unit in favor of the Association in such amount and may be enforced in the manner provided for collection of unpaid Assessments herein and/or in the Act.

8. Nothing herein contained or contained in the By-Laws shall prevent or prejudice the right of each Co-Owner and/or his mortgagee(s) from insuring his Apartment on his account and for the benefit of himself and/or his mortgagee(s).

9. Any repair and/or restoration must be substantially in accordance with the plans and specifications for the original buildings and improvements or as the buildings or improvements were last constructed or according to plans approved by the Board of Directors and all Institutional Mortgagees of record, which approval shall not be unreasonably withheld.

10. The Insurance Trustee is further hereby irrevocably appointed agent for each Co-Owner, the Council, its Co-Owners and their mortgagees for the purpose of compromising and settling claims arising under insurance policies purchased under the provisions of this Article and to execute and to deliver releases therefor upon the payment of claims.

11. Should the Association fail to pay insurance premiums when due or should the Council or Co-Owners fail to comply with other insurance requirements required herein or by the Act or imposed by Institutional Mortgagees having the right to impose the same, said Institutional Mortgagees or any one of them shall have the right to obtain insurance policies and to advance such sums as are required to maintain or procure such insurance and to the extent of the monies so advanced said mortgagee(s) shall be subrogated to the Assessment and lien rights of the Association and its Board of Directors against the individual Co-Owners for reimbursement of such sums.

12. The Board of Directors of the Association is authorized and directed to purchase such additional insurance and for such additional purposes, including liability insurance (in an amount of not less than \$500,000 per occurrence) and, if required by law or deemed advisable by it, workmen's compensation insurance, to carry out its purposes and/or to protect itself, the Regime, its Common Elements, Apartments, the Co-Owners thereof and their mortgagees.

13. Any and all insurance coverage(s) obtained under Section 1 above by the Association pursuant to this Article must be obtained from an insurance carrier(s) admitted and authorized to do business in the State of Tennessee, and having an Alfred M. Best Financial Rating of at least "B", which company(ies) shall be affirmatively presumed to be a good and responsible company(ies) and the Declarant, the Board of Directors, the Association and Institutional Mortgagees shall not be responsible for the quality or financial responsibility of the insurance company(ies) provided same are so rated and are so licensed, admitted and approved to do business and provide such coverage in the State of Tennessee.

(CONTINUED ON NEXT PAGE)

ARTICLE XI  
Use and Occupancy

The Co-Owner of each Apartment (other than a Commercial Unit) shall occupy and use his Apartment as a single family private dwelling for residential purposes for himself and the members of his family and/or his social guests or designees and for no other purposes; provided, however, nothing herein contained nor any present or future action by the Council of Co-Owners or its Board of Directors shall prevent any Co-Owner from leasing or renting his Apartment for such period or periods as he shall determine in his sole discretion to third parties; provided, however, such Apartment shall, if so rented or leased, be used for residential purposes only by such lessee or renter and in compliance with this Master Deed and its Exhibits, the Act and Rules and Regulations properly promulgated. Such renter or lessee may be removed from the Property and/or refused further entrance by the Board of Directors of the Association or its designee for non-compliance, and the Co-Owner of that Apartment shall be liable for all damages caused by his lessee or renter and all costs of removal which shall be a lien upon his Apartment the same as the lien for unpaid Common Expenses. No commercial or business activity shall be carried out in any Apartment or other part of the Submitted Property except a Commercial Unit and further except that the Declarant, its successors and assigns, may maintain and use one or more Apartments of the Condominium owned or leased by it, its successors or assigns, designated by Declarant as a model and/or for management, sales and/or rental offices and/or customer services, and commercial laundry and vending equipment may be maintained and maintenance and laundry equipment kept and maintained in areas of the Common Elements suitable for such purposes. Notwithstanding the foregoing, nothing contained in this Declaration shall be construed to restrict the Declarant or any successor in interest to the Declarant as developer of the Regime from selling and/or conveying any Apartment under any plan of multiple use, interval ownership or time sharing arrangement; provided, further, no Apartment may be sold, leased or otherwise marketed under any plan of multiple use, interval ownership or time sharing arrangement without express written consent of Declarant.

No Co-Owner shall permit or suffer anything to be done or kept in or about his Apartment or upon the Common Elements which will obstruct or interfere with the rights of other Co-Owners, their guests or assigns or annoy them by creating any unreasonable noises or otherwise, nor shall any Co-Owner permit or commit any nuisance or illegal act in or about the Submitted Property.

No animals or pets of any kind shall be kept in any Apartment or on any property of the Regime except with written consent of, and subject to, the Rules and Regulations adopted by the Board of Directors of the Association; provided, however, that in no case shall they be kept, bred or maintained for any commercial purposes; and provided, further, any animal or pet causing or creating a nuisance or unreasonable disturbance may be permanently removed from the Submitted Property by the Board of Directors upon three (3) days written notice to the owner thereof. Once permission to allow a pet to be kept in any Apartment is given, it shall not be withdrawn or terminated unless such pet has caused or created a nuisance or unreasonable disturbance as provided herein.

No Co-Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors or windows of the Apartments or upon the general or limited Common Elements, provided, however, the Co-Owner or lessee of a Commercial Unit may display upon the Common Elements signs advertising such commercial establishment provided such must be in keeping with the decor of and not detract from the appearance of the Regime; nor shall he plant any type of plants, shrubbery,

flower, vine or grass outside a Apartment nor shall he cause awnings or storm shutter, screens, enclosures and the like to be affixed or attached to any Apartment, limited or general Common Element; nor shall he place any furniture or equipment outside a Apartment except with the written consent of the Board of Directors of the Association and, further, where approved, subject to the Rules and Regulations of the Board of Directors. No clothesline or similar device shall be allowed on any portion of the Submitted Property nor shall clothes be hung anywhere except where designated by the Board of Directors. Co-Owners may not screen or enclose any exterior deck and/or balcony which abuts his Apartment, where applicable, with any type of material without the prior written consent of the Board of Directors.

No person shall use the Common Elements or any part(s) thereof or an Apartment or any part of the Submitted Property in any manner contrary to, or not in accordance with, such Rules and Regulations pertaining thereto as may from time to time be promulgated by the Board of Directors of the Association.

The Board of Directors may, if it determines appropriate, suspend use of the Common Elements for a period of up to thirty (30) days for any violation of the provisions hereof and/or said Rules and Regulations. Such remedy is not exclusive.

Notwithstanding the provisions hereof, the Declarant, its successors and assigns in interest as developer of the Regime, shall be allowed to maintain one (1) or more Apartments as laundry and/or maintenance areas, management, sales and/or rental office(s); to display and place signs upon the premises to aid in sales or rentals; and to engage in sale or rental activities and provide laundry and maintenance service upon the Submitted Property.

## ARTICLE XII Maintenance and Alterations

1. The Board of Directors including the initial Board appointed by the Declarant) may enter into contracts with firm(s), person(s) or corporation(s), or may join with other regimes and/or entities in contracting for the maintenance and/or repair of the Submitted Property and any properties belonging to the Regime; may contract for or may join with other associations in contracting for the maintenance and management of the Regime; and may delegate to such contractor or manager all power and duties of the Association and its Board of Directors except such as are specifically required by this Master Deed, by its By-Laws or by the Act to have approval of the Board of Directors and/or of the Association.

2. There shall be no alterations or additions to the Common Elements or any part(s) thereof except as authorized by the Board of Directors and approved by not less than seventy-five (75%) percent of the total vote of the Co-Owners of the Regime provided the aforesaid alterations or additions do not affect the rights of any Co-Owner and/or his Institutional Mortgagee(s) of record unless the consent of both have been obtained. The cost of the foregoing shall be assessed as Common Expenses. Where alterations or additions as aforesaid are exclusively or substantially for the benefit of the particular Co-Owner(s) requesting the same, then the cost of such alterations or additions shall be assessed against and collected solely from the Co-Owner(s) exclusively or substantially benefiting therefrom. The assessment shall be levied in such proportion as may be determined as fair and equitable by the Board of Directors taking into account the benefit to each and the relative value of each such Apartment as opposed to the others so improved. Where such alterations or additions exclusively or substantially benefit Co-Owner(s) requesting same, said alterations or additions shall

only be made when authorized by the Board of Directors approved by not less than seventy-five (75%) percent of the total votes of the Co-Owners exclusively or substantially benefiting therefrom, and where said Co-Owners are ten (10) or less, the approval of all but one (1) shall be required.

Where the approval of Co-Owners for alterations or additions to the Common Elements of this Regime is required, the approval of Institutional Mortgagees whose mortgages encumber Apartments representing not less than ninety (90%) percent of the total unpaid dollar indebtedness as to principal on said Apartments at said time shall also be required.

3. Each Co-Owner is hereby required:

(a) To maintain in good condition and repair his Apartment, all interior surfaces and the entire interior of his Apartment and to maintain and repair the fixtures and equipment therein, which includes, but is not limited to, the following, where applicable: air conditioning and heating units, including condensers and all appurtenances thereto wherever situated; hot water heaters; refrigerators, ranges and ovens and all other appliances; drains, plumbing fixtures and connections, sinks, all plumbing and water lines within the Apartment; electric panels; lines, outlets and fixtures within the Apartment; interior doors, windows, screens and glass; all exterior doors (except the painting of the exterior of an exterior door shall be a Common Expense). Water, sewerage, disposal and waste fees, electricity or other utility charges, if applicable, shall be part of the Common Expenses if billed to the Regime; however, if the individual bills are sent to each Co-Owner by the provider of such services, each such Co-Owner shall pay said bill for his Apartment individually. Electricity for the Units and all other purposes for the Regime may be metered to the Regime as a whole, rather than to individual Apartments, and, if so, shall be a Common Expense. Where an Apartment is carpeted, the cost of maintaining and replacing the carpeting shall be borne by the Co-Owner of said Apartment. Each Co-Owner shall maintain, care for and preserve those portions of the Limited Common Elements (if any) exclusively for his use or exclusively for his use together with certain other Co-Owners. Where there is a light fixture or fixtures attached to the exterior wall or walls of the Apartment, the Co-Owner thereof shall replace the bulb(s) by the same color and bulb wattage at his cost and expense unless the Board of Directors decides to replace same as a Common Expense. Each Co-Owner is responsible for and will pay for his telephone service.

(b) Not to make or cause to be made any structural addition or alteration to his Apartment or to the Common Elements or any part(s) thereof. Alterations within a Apartment may be made with prior written consent of the Board of Directors and any Institutional Mortgagee holding a mortgage upon such Apartment as could be affected by such alteration. Upon approval of such alteration, the Board of Directors shall have the right to require approval of any contractor and/or sub-contractor employed by such Co-Owner for such purpose. Said parties shall comply with all Rules and Regulations adopted by the Board of Directors. Further, such Co-Owner shall be liable for all damages to any other Apartment(s), Common Element(s) or Submitted Property caused by the Co-Owner's contractor, sub-contractor or employee whether such damage be caused by negligence, accident or otherwise.

(c) To allow the Board of Directors or its representative, agent or employee to enter into his Apartment for the purposes of maintenance, inspection, repair or replacement of improvements within the apartment and/or Common Elements; to determine and remedy in the case of emergency, circumstances threatening the Apartment and/or Common Elements; or to determine compliance with the provisions of this Master Deed and/or any By-Law or Rule or Regulation of the Association.

(d) To show no signs, advertisements or notices of any type on the Common Elements, Apartments or buildings (except for the Co-Owners and/or operators of Commercial Units and Declarant as provided in this Master Deed) and to erect no exterior antennae or aerials except as consented to by the Board of Directors.

4. In the event that a Co-Owner fails to maintain his Apartment and all parts thereof as required, makes any alterations or additions without the required consent, or otherwise violates the provisions hereof, the Board of Directors, on behalf of the Association, shall have the right to proceed with an action at law for damages or to obtain an injunction to prevent such activity and/or to require compliance with the provisions hereof, with the By-Laws, the Act or any Rules or Regulations. In lieu thereof and in addition thereto, the Board of Directors shall have the right to levy an assessment against such Co-Owner for such necessary sums to remove any unauthorized additions or alterations and/or to restore the property to good condition and repair. Said assessments shall have the same force and effect as all other special assessments. The Board of Directors shall have the right to have its employees or agents, or subcontractors appointed by it, enter an Apartment at all reasonable times to do such work as it deems necessary to enforce compliance with the provisions hereof.

5. The Board of Directors shall determine the exterior color scheme of all buildings and all exterior and interior color scheme(s) of the Common Elements (subject to the approval rights of the Association), and shall be responsible for the maintenance thereof. No Co-Owner shall paint an exterior wall, door, window or any exterior surface or place anything thereon or affix anything thereto without the written consent of the Board of Directors.

6. The Council of the Co-Owners shall be responsible for the maintenance and repair and replacements of the Common Elements and all portions of the Submitted Property not required to be maintained and/or repaired and/or replaced by individual Co-Owners. Notwithstanding each Co-Owner's duty of maintenance, repair, replacement and other responsibilities to his Apartment, the Association, through its Board of Directors, may enter into an agreement with such firm(s) or company(ies) as it may determine from time to time to provide certain services and/or maintenance for and/or on behalf of the Co-Owners whereby maintenance and services are provided on a regularly scheduled basis, such as air conditioning maintenance services, exterminating services, cable television and telephone equipment and service, and other types of maintenance and services as the Board of Directors deems advisable and for such periods of time and on such basis as it determines. Further, the Board of Directors may lease equipment and grant easements for the location and/or installation of the same if it determines advisable. The Monthly Assessment due from each Co-Owner for Common Expenses shall be increased by such sum as the Board of Directors deems fair and equitable under the circumstances. Each Co-Owner shall be deemed a party to such agreement with the same force and effect as though said Co-Owner has executed said agreement. It is understood and agreed that the Association through its Board of Directors shall execute said agreements as the agent for each Co-Owner. The aforesaid assessment shall be deemed to be an Assessment under the provisions of the Article regarding Assessments contained in this Master Deed.

#### ARTICLE XIII Termination

This Regime may be voluntarily terminated at any time upon the terms and conditions and in the same manner set forth and

described in the Act; provided, however, that unless otherwise required by law or in the Act, before the Regime may be terminated, all Co-Owners must agree thereto and all Institutional Mortgagees of record of all Apartments or any other part of the Submitted Property of the Regime must agree in writing to accept such termination and to accept as security the undivided portion of the Submitted Property owned by the debtor(s) of each. In the event of such termination, all Co-Owners shall become tenants in common of the real property and improvements constituting the Apartment and Common Elements. The ownership of each Co-Owner upon such termination as tenant in common shall be the same percentage as his percentage ownership in the Common Elements at that time.

#### ARTICLE XIV EASEMENTS

Each Person who acquires an interest in an Apartment shall be deemed, thereby, to agree that: (i) if any portion of a Apartment shall encroach upon any portion of the Common Elements or another Apartment or any portion of the Common Elements shall encroach upon any Apartment, there shall exist a valid easement for such encroachment and for the maintenance and repair of the same so long as it stands; and (ii) in the event a building or other improvement or a Apartment is partially or totally destroyed and the reconstruction thereof shall create an encroachment on portions of the Common Elements or on any Apartment, there shall exist a valid easement for such encroachment and the maintenance thereof.

The Property is subject to all conditions, limitations, restrictions, reservations and all other matters of record, the rights of the United States of America, the State of Tennessee and any governmental authority or agency, any taxes, applicable zoning ordinances which now exist or are hereafter adopted and easements for ingress and egress, for pedestrian and vehicular purposes and for utility services and drainage which now exist or are hereafter granted by the Declarant for the benefit of such persons as the Declarant designates. The Declarant shall have the right to grant easements and designate the beneficiaries thereof for such time as it determines in its sole discretion. Such rights include, but are not limited to, reservation unto itself, its successors and assigns, and the right to grant to third parties, easements for access and ingress and egress across the Property suitable for such purposes, for pedestrian and vehicular purposes and for utility services and drains, and easements and licenses of use of the amenities and facilities of the Regime, provided any such grant of use(s) shall require the grantee(s) thereof to pay fees commensurate with such use(s) for such use(s). When the Declarant relinquishes such right, the Association shall be empowered to grant such easements. While the Declarant has the right to grant easements, the consent and approval of the Association to the granting thereof shall not be required. No easement shall be granted by the Declarant or the Association if as a result thereof any buildings or other improvement in the Regime would be structurally weakened or the security of any mortgagee of record would be adversely affected without its written consent.

Declarant does hereby reserve unto itself, its successors in title to said Property and any and all lessees and occupants thereof and does further reserve the right to grant to others: (1) non-exclusive easements for access and ingress and egress to, from, over, across and upon said Property and for parking over, across and upon the portions of the Property suitable for such use for vehicular and pedestrian traffic; (2) non-exclusive easements for the underground installation and maintenance of utilities to or across said Property including, but not limited to, water, sewer, telephone, electrical, cable television (including the location, placement, operation, and maintenance of satellite signal reception and transmission equipment and lines for cable

and/or television programming and anything incidental thereto), and drainage structures including the right to connect such utilities to those of the Regime.

The Association, all present and future Co-Owners and Occupants, the Declarant and their respective successors, assigns, designees, invitees, licensees and guests are hereby granted a perpetual easement over, through and across and a license to use the areas of the Common Elements in the manner for which such is ordinarily intended and are further granted a pedestrian easement over, through and across the Common Elements upon such paths and ways as are suitable for pedestrian traffic and a license to use the same.

ARTICLE XV  
Certain Rights of Declarant

1. Notwithstanding any other provisions herein, so long as the Declarant continues to own any of the Apartments, the following provisions shall be deemed to be in full force and effect, none of which shall be construed so as to relieve the Declarant from any obligations as a Co-Owner to pay assessments as to each Apartment owned by the Declarant after the construction of said Apartment has been completed.

(a) The Declarant shall have the right at any time to sell, transfer, lease or re-let any Apartment(s) which the Declarant continues to own after this Master Deed has been recorded, without regard to any restrictions relating to the sale, transfer, lease or form of lease of Apartments contained herein and without the consent or approval of the Association or any other Co-Owner being required.

(b) During the period of time in which structures are under construction by the Declarant and not completed, and for a period of 90 days after such completion, no dues shall be charged against the Declarant as the Co-Owner of the Apartments included therein until the completion of said Apartments and the dues shall be assessed against the Co-Owners (including the Declarant) of those Apartments which shall have been completed, proportionately, inter se.

(c) Without limiting the foregoing and to the extent allowed by law, the Declarant shall have the power, but not the obligation, acting alone, at any time (and from time to time) so long as the Declarant owns or holds a mortgage upon at least one Apartment to amend the Declaration to cause the same to conform to the requirements of the Federal National Mortgage Association and/or the Federal Home Loan Mortgage Corporation, as set forth, respectively, in "FNMA Conventional Home Mortgage Selling Contract Supplement" and "Seller's Guide Conventional Mortgages," as the same may be amended from time to time.

(d) The Declarant shall have the rights: (i) to use or grant the use or a portion of the Common Elements for the purpose of aiding in the sale or rental of Apartments; (ii) to use portions of the Submitted Property for parking for prospective purchasers or lessees of Apartments and such other parties as the Declarant determines; (iii) to erect and display signs, billboards and placards and store and keep the same on the Submitted Property; (iv) to distribute audio and visual promotional material upon the Common Elements; and (v) to use any Apartment which it leases or owns as a sales and/or rental office, model, management office or laundry and/or maintenance facility.

(e) In order to provide the Regime with, among other things, adequate and uniform water service, sewage disposal service, utility services, telephone service and television reception, the Declarant reserves the exclusive right to contract for the provision of such services. The Declarant, as agent for

the Association and the Co-Owners, has entered into or may enter into arrangements, binding upon the Association and the Co-Owners, with governmental authorities or private entities for furnishing such services. The charges therefor will be Common Expenses. Provided, however, with regard to any contracts, leases or arrangements entered into by the Declarant on behalf of the Association and/or the Co-Owners, the Association and Co-Owners shall not be bound either directly or indirectly to any contracts, leases, or arrangements (including management contracts) unless there is a right of termination of any such contract, lease or arrangement, without cause, which is exercisable without penalty at any time after transfer of control of the Association pursuant to Article II, Section 4, above, upon not more than ninety (90) days notice to the other party to the contract, lease or arrangement.

2. THE DECLARANT SPECIFICALLY DISCLAIMS ANY INTENTION TO HAVE MADE ANY WARRANTY(IES) OR REPRESENTATION(S) IN CONNECTION WITH THE SUBMITTED PROPERTY (INCLUDING ANY WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR USE OR FITNESS FOR A PARTICULAR PURPOSE) OR THE DOCUMENTS ESTABLISHING OR GOVERNING THE REGIME, EXCEPT THOSE WARRANTIES AND REPRESENTATIONS (IF ANY) EXPLICITLY SET FORTH HEREIN. NO PERSON SHALL BE ENTITLED TO RELY UPON ANY WARRANTY OR REPRESENTATION NOT EXPLICITLY SET FORTH HEREIN. STATEMENTS (IF ANY) AS TO COMMON EXPENSES, TAXES, ASSESSMENTS OR OTHER CHARGES MADE BY THE DECLARANT OR ANY REPRESENTATIVE THEREOF ARE ESTIMATES ONLY AND NO WARRANTY, GUARANTEE OR REPRESENTATION IS MADE THAT THE ACTUAL AMOUNT OF SUCH COMMON EXPENSES, ASSESSMENTS OR OTHER CHARGES WILL CONFORM WITH SUCH ESTIMATES. The Buildings and the other improvements located in the Regime have been or will be constructed substantially in accordance with the representations made in the Exhibits. Such representations specify the full extent of the Declarant's liability and responsibility for the materials and methods utilized in the construction of the Buildings and the other improvements located in the Condominium.

The Declarant shall not be responsible for any condition caused by condensation on or expansion or contraction of materials, including paint (over interior or exterior walls), for loss or injury in any way due to the elements, the water tightness (or absence thereof) of windows and doors, the collection of water within the buildings or on any portion of the Submitted Property or defects which are the result of characteristics common to the type of materials used, or for damage due to ordinary wear and tear or abusive use or any other cause, except as the Declarant and a Co-Owner may specifically agree in writing. The enforcement of any guaranty or warranty from any contractor, sub-contractor, supplier or manufacturer shall be the obligation of the Association and its members and the Declarant shall bear no responsibility therefor.

#### ARTICLE XVI Provisions Respecting Construction Lender

Notwithstanding anything to the contrary contained in this Master Deed, until the satisfaction of record of any construction mortgage given by Declarant upon the Submitted Property to secure a loan with which to develop the improvements for the Submitted Property such as would be commonly classified as a construction loan mortgage (hereinafter referred to as the "Construction Mortgage"), the following provisions shall be a part of this Declaration and shall supersede any inconsistent provisions contained heretofore in this Master Deed.

1. Whenever the consent of the Declarant is required under this Master Deed, the written consent of the holder of the Construction Mortgage (hereinafter referred to as "Construction Mortgage") shall also be required.

2. In the event that the Declarant shall violate any of its obligations as a Co-Owner, the Association shall be required to give Construction Mortgagee written notice of such failure or violation, and the Association shall be prohibited from instituting any suit or exercising any other remedy against the Declarant for any such failure or violation until it has given Construction Mortgagee ten (10) days' prior written notice of its intention to file such suit or exercise such remedy during which time Construction Mortgagee shall have the right to cure any such failure or violation.

3. Construction Mortgagee shall be given written notice by the Association of any meeting of the Co-Owners together with the agenda of such meeting.

4. No amendment shall be made to this Declaration or to the By-Laws of the Association, which would alter the rights of Construction Mortgagee or in any way affecting the security of Construction Mortgagee without its joinder and written consent to such amendment.

5. If Construction Mortgagee either assumes possession of any portion of the Submitted Property or Common Elements upon which said Construction Mortgage is a lien or acquires title to unsold Submitted Property upon foreclosure of the Construction Mortgage, by purchase of the unsold Submitted Property upon foreclosure sale, or by deed in lieu of foreclosure, Construction Mortgagee and its successors and assigns shall have and enjoy all of the rights, privileges and exemptions granted to Declarant by this Master Deed and/or by the By-Laws.

#### ARTICLE XVII Rights of Lenders

Notwithstanding any other provision hereof, any insurer, guarantor or mortgagee of record (including, but not limited to, the Construction Mortgagee while such Construction Mortgage shall remain unsatisfied and the Federal National Mortgage Association) shall:

1. Upon request, be permitted to inspect the books and records of the Association during normal business hours;

2. Receive a copy of any audit performed by or for the Association and all proposed and adopted budgets and any proposed action that requires the consent of a majority of the mortgage holders;

3. Upon request, receive written notice of all meetings of the Association and be permitted to designate a representative to attend and observe all such meetings;

4. Receive written notification from the Association of any default by any of its mortgagors in the performance of his obligations to the Association which is not cured within thirty (30) days;

5. Receive written notice of any condemnation or casualty loss that affecting either a material portion of the Condominium or the Unit securing its mortgage; and

6. Receive written notice of a lapse, cancellation, or material modification or any insurance policy or fidelity bond maintained by the Association.

ARTICLE XVIII  
Cobbly Nob Property Owners Association

Each and every Co-Owner in addition to being a member of the Association shall become and hereby is a member of the Cobbly Nob Property Owners Association. As a member of such ~~Cobbly Nob Property Owners Association~~ each Co-Owner shall be entitled to receive and participate in the benefits and privileges appertaining and incidental to such membership. Furthermore, each Co-Owner as a member of the Cobbly Nob Property Owners Association shall be and hereby is required: (i) to abide by and comply with all rules and regulations of the Cobbly Nob Property Owners Association as amended from time to time except for those rules and regulations requiring compliance with the Declaration of Restrictions recorded in the Register's Office for the County of Sevier, State of Tennessee; and (ii) to abide by and comply with the By-Laws of the Village of Cobbly Nob as amended from time to time.

All unit Owners as members of the Cobbly Nob Property Owners Association shall be required to pay all assessments, dues, fees or the like required by the Cobbly Nob Property Owners Association from time to time.

ARTICLE XIX  
Miscellaneous Provisions

*A 450.00*

1. A working capital fund shall be established by the Association and a sum equal to two (2) months' assessment shall be collected from each Unit Owner at the time of closing of the sale of each Unit. The collected funds shall be maintained in an account for the and benefit of the Association. Such funds shall not be considered as an advance payment of regular assessments.

2. Notwithstanding anything in this Master Deed to the contrary with regard to any contracts, leases or arrangements entered into by the Declarant on behalf of the Association and/or the Co-Owners, the Association and Co-Owners shall not be bound either directly or indirectly to any contracts, leases, or arrangements (including management contracts) unless there is a right of termination of any such contract, lease or arrangement, without cause, which is exercisable without penalty at any time after transfer of control of the Association pursuant to Article II, Section 4, above, upon not more than ninety (90) days notice to the other party to the contract, lease or arrangement.

3. The Co-Owners of the respective Apartments shall not be deemed to own the undecorated and/or unfinished surfaces of the perimeter walls, floors and ceilings surrounding their respective Apartments nor shall any Co-Owner be deemed to own pipes, wires, conduits or other public utility lines running through said respective Apartments which are utilized for or serve more than one Apartment, which items are hereby made a part of the Common Elements. Each Co-Owner shall, however, be deemed to own the walls and partitions which are contained in said Co-Owner's Apartment and shall also be deemed to own the interior decorated and finished surfaces of the perimeter walls, floors and ceilings, including plaster, paint, wallpaper, etc.; however, all load-bearing walls, and where applicable the floor between the first or ground floor and second floor located within a Apartment are part of the Common Elements to the unfinished surface of said walls and/or floors.

4. No Co-Owner may exempt himself from liability for his contribution toward the Common Expenses or other assessments duly made by the Association and/or the Board of Directors by waiver of the use or enjoyment of any of the Common Elements or the recreational facilities of the Regime or by abandonment of his Apartment.

5. Each Co-Owner shall pay all ad valorem taxes and other taxes assessed against his Apartment and shall file any tax returns required in connection therewith. No Co-Owner shall have a right of contribution or a right of adjustment against any other Co-Owner because the value of his Apartment as fixed by any taxing authority may differ from that stated herein.

6. For the purposes of ad valorem taxation, the interest of the Co-Owner in his Apartment and Common Elements appurtenant thereto shall be considered an Apartment. The value of said Apartment as compared to the value of the Regime shall be equal to the ratio of the value of the entire Regime as then constituted, including land and improvements, as has been assigned to said Apartment and as set forth in this Master Deed. The total of all said ratios equal 100 percent of the value of all the land and improvements as it shall then be constituted.

7. All provisions of this Master Deed and all Exhibits hereto and amendments hereof shall be construed as covenants running with the land and of every part thereof and interest therein including, but not limited to, every Apartment and the appurtenances thereto and every Co-Owner and/or occupant of the Submitted Property or any part thereof or owning any interest therein, his heirs, executors, successors, administrators and assignees shall be bound by all the provisions of this Master Deed and Exhibits hereto and any amendments to the same and the Act.

8. If any of the provisions of this Master Deed or the Exhibits hereto, of the Act or any section, clause, phrase, word or the application thereof in any circumstances is held invalid, the validity of the remainder of same and of the application of any provision, action, sentence, clause, phrase or work in other circumstances shall not be affected thereby.

9. Whenever notices are required to be sent hereunder, the same may be delivered to each Co-Owner either personally or by mail addressed to such Co-Owner at his place of residence in the Regime unless the Co-Owner has by written notice, duly receipted for, specified a different address. Proof of such mailing or personal delivery by the Association shall be given by affidavit of the person mailing or personally delivering such notice. Notices to the Association (including the Board of Directors) shall be delivered by mail to the Secretary of the Association at the Secretary's address within the Regime or, in the case of the Secretary's absence, then to the President of the Association at his address in the Regime; provided, however, that the Association may specify a different address by written notice delivered to all Co-Owners, Institutional Mortgagees of record, and any third party affected thereby. Notices to the Declarant shall be sent by mail to 4310 Paradise Road, Las Vegas, Nevada 89109. All notices shall be deemed delivered when mailed. Any party may change his or its mailing address by written notice duly receipted for. The change of the mailing address of any party as specified herein shall not require an amendment to this Master Deed. Notices required to be given to the personal representative of a deceased Co-Owner may be delivered either personally or by mail to such party at his or its address appearing in the records of the probate court wherein the estate of such deceased Co-Owner is being administered.

10. All remedies for non-compliance provided in the Act shall be in full force and effect. In addition thereto, should the Association find it necessary to bring an action to bring about compliance with any provision of law, the Act, this Master Deed and/or the Exhibits attached hereto, upon finding by the Court that the violation claimed was wilful or deliberate, the Co-Owner so violating shall reimburse the Association for reasonable attorneys' fees incurred in prosecuting such action.

11. Subsequent to the filing of this Master Deed, the Association when authorized by a vote of the majority of the total voting members of the Association and the Institutional Mortgagees of record encumbering Apartments who represent the majority of the dollar institutionally mortgaged indebtedness against this Regime may, together with other owners' associations and/or others, purchase and/or acquire and enter into agreements from time to time, whereby to acquire leaseholds, memberships, and other possessory or use interests in lands and/or facilities, including, but not limited to country clubs, golf courses, and other recreational facilities, whether or not contiguous to lands of the Regime, intended to provide for the enjoyment and/or recreation and/or other use and/or benefit of the Co-Owners. The expenses of such ownership, rental, membership fees, operations, replacement and other undertakings in connection therewith shall be Common Expenses together with all other expenses and costs herein or by law defined as Common Expenses.

12. Whenever the context so requires, the use of any gender shall be deemed to include all genders and the use of the singular shall include the plural and plural shall include the singular. The provisions of this Master Deed shall liberally construed to effectuate its purposes of creating a uniform plan for the operation and development of a horizontal property regime.

13. The captions used in this Master Deed and the Exhibits attached hereto are inserted solely as a matter of convenience and shall not be relied upon and/or be used to construe the effect or meaning of the text of this Master Deed or Exhibits hereto annexed.

14. Where an Institutional Mortgagee by some circumstance fails to be a first mortgagee, it shall nevertheless for the purposes of the Master Deed and the Exhibits hereto be deemed to be an Institutional First Mortgagee of record.

15. If any term, covenant, provision, phrase or other elements of this Master Deed or the Exhibits hereto or the Act are held invalid or unenforceable for any reason whatsoever, such holding shall not be deemed to affect, alter, modify or impair in any manner whatsoever any other term, provision, covenant or element of this Master Deed, Exhibits and the Act.

16. Notwithstanding the fact that the present provisions of the Act are incorporated by reference and included thereby, the provisions of the Master Deed and the Exhibits hereto shall be paramount to the Act as to those provisions where permissive variances are permitted; otherwise, the provisions of the Act shall prevail and shall be deemed incorporated herein.

17. Each Co-Owner by virtue of acceptance of a deed of conveyance of an Apartment and/or any portion of or interest in the Common Elements and other parties by virtue of their occupancy of Apartments or use of the Common Elements, hereby approves the provisions hereof and all covenants, terms, conditions, duties and obligations hereof and Exhibits hereto and the Act, and does agree to be bound by all the terms, conditions, duties and obligations contained herein, in the Exhibits hereto and in the Act.

18. No Co-Owner shall bring or have any right to bring any action for partition or division of the Property.



DESCRIPTION OF PROPERTY  
GATLINBURG GOLF AND RACQUET CLUB HORIZONTAL PROPERTY REGIME

SITUATED in the Seventeenth (17th) Civil District of Sevier County, Tennessee and being 10.5420 acres according to survey of Ronnie Sims, RLS, dated the 9th day of January, 1986, and being more particularly described as follows:

BEGINNING at an iron pin in the Western right of way line of Deer Path Road, corner to Pine Cove Subdivision and located approximately 130 ft. South of the intersection of Deer Path Road with a 50 ft. right of way leading to the Ball et al Property; thence from said point of BEGINNING and leaving Deer Path Road and with the division line of the lands of First National Equity Corporation South 83 deg. 58 min. 49 sec. West 274.64 ft. to an iron pin; thence South 14 deg. 30 min. 00 sec. West 230.0 ft. to an iron pin; thence South 29 deg. 05 min. 00 sec. West 290.0 ft. to an iron pin; thence South 51 deg. 10 min. 00 sec. West 390.0 ft. to an iron pin; thence South 04 deg. 48 min. 10 sec. West 858.0 ft. to an iron pin; thence South 57 deg. 12 min. 37 sec. West 135.0 ft. to an iron pin; thence North 82 deg. 56 min. 32 sec. West 597.60 ft. to an iron pin; thence South 79 deg. 17 min. 22 sec. West 60.42 ft. to an iron pin; thence North 28 deg. 24 min. 46 sec. West 364.65 ft. to an iron pin; thence North 22 deg. 11 min. 01 sec. East 183.98 ft. to an iron pin on the line of Ball; thence with the line of Ball South 58 deg. 14 min. 44 sec. East 154.48 ft. to an iron pin; thence South 44 deg. 49 min. 18 sec. East 216.48 ft. to an iron pin; thence South 47 deg. 53 min. 52 sec. east 144.86 ft. to an iron pin; thence South 85 deg. 24 min. 33 sec. east 107.57 ft. to an iron pin; thence South 76 deg. 19 min. 01 sec. east 108.70 ft. to an iron pin; thence North 77 deg. 08 min. 20 sec. east 48.70 ft. to an iron pin; thence North 57 deg. 12 min. 37 sec. east 205.02 ft. to an iron pin; thence north 23 deg. 30 min. 12 sec. east 132.96 ft. to an iron pin; thence north 09 deg. 29 min. 58 sec. west 277.35 ft. to an iron pin; thence north 06 deg. 18 min. 58 sec. east 321.20 ft. to an iron pin on the south side of a 50 ft. right of way; thence with the south edge of said right of way north 57 deg. 31 min. 38 sec. east 363.41 ft. to an iron pin; thence with the approximate center of said right of way north 26 deg. 55 min. 34 sec. east 371.28 ft to an iron pin; thence north 13 deg. 47 min. 06 sec. east 182.30 ft. to a point; thence continuing with the center of said right of way north 75 deg. 55 min. 11 sec. east 165.40 ft. to a point; thence leaving the center of said right of way south 05 deg. 19 min. 45 sec. west 33.85 ft. to an iron pin on the south edge of a 50 ft. right of way; thence north 86 deg. 49 min. 27 sec. east 101.66 ft. to an iron pin; thence with a curve of the south right of way line of said 50 ft. right of way with a chord angle of north 70 deg. 28 min. 59 sec. east with  $R=170.69$ , a chord distance of 95.14 ft. for an arc distance of 96.42 ft. to an iron pin; thence north 57 deg. 11 min. 34 sec. east 47.45 ft. to an iron pin at the point of curvature where said 50 ft. right of way intersects Deer Path Lane; thence with a curve to the southeast with the intersection of the west right of way line of Deer Path Road, said curve having a chord angle of south 66 deg. 45 min. 51 sec. east, a chord distance of 21.94 ft.,  $R=13.71$  ft. for an arc distance of 25.43 ft. to a point; thence with the west right of way line of Deer Path Lane 03 deg. 09 min. 02 sec. east 121.62 ft. to the point of BEGINNING. Containing 10.5420 acres according to survey of Ronnie Sims, RLS.

TOGETHER WITH, the right to use a non-exclusive easement 15 feet wide for the installation and maintenance of a sewer line. The outside boundaries of said easement being 7 1/2 feet from and parallel to the following described center line as shown on the above described survey as a "15 feet sewer easement".

PROVIDED HOWEVER, the Declarant does hereby reserve unto itself, its successors and assigns the right to grant to others: (1) non-exclusive easements for access and ingress and egress to, from, over, across and upon said Property and for parking over, across and upon the portions of the Property suitable for such use for vehicular and pedestrian traffic; (2) non-exclusive easements for the underground installation and maintenance of utilities to or across said Property including, but not limited to, water, sewer, telephone, electrical, cable television (including the location, placement, operation, and maintenance of satellite signal reception and transmission equipment and lines for cable and/or television programming and anything incidental thereto), and drainage structures including the right to connect such utilities to those of the Regime.

Each Apartment includes:

(a) The space enclosed by the unfinished surfaces of perimeter and interior walls, ceilings and floors thereof, including vents, doors, windows and such other structural elements that are ordinarily regarded as enclosures of space.

(b) All interior dividing walls and partitions (including the space occupied by such walls and partitions).

(c) The decorated interior surfaces of all interior walls (including the decorated surfaces of all interior load-bearing walls) and floors, ceilings, consisting as the case may be of wallpaper, paint, plaster, carpeting, tiles and all other furnishings, materials and fixtures affixed or installed and for the sole and exclusive use of any dwelling space, commencing at the point of disconnection of the structural body of the building and from utility lines, pipes or systems serving the dwelling space. No pipes, wires, conduits or other public utility lines or installation constituting a part of the overall system designed for the service of any particular dwelling space of a building or any property of any kind, including fixtures and appliances within an apartment, which are not removable without jeopardizing the safety or usefulness of the remainder of the building shall be deemed to be part of any apartment.

Each Apartment designated as 1 bedroom residential Unit (the Unit numbers and building references being reflected in Article III, Section 9 above) contain the approximate square footages as shown in the Exhibits hereto. As to each Apartment, entrance is made from an exterior deck which is part of the Common Elements into the Apartment. Entrance is made directly into the dining area which is adjacent to the living area. A hallway leads from the living area and provides access to the kitchen, bath and master bedroom. Entrance from the living area provides access to the deck which is a part of the Apartment. *Decor 1 BR*

Each Apartment designated as 1 bedroom residential Unit with an interior loft (the Unit numbers and building references being reflected in Article III, Section 9 above) contain the approximate square footages as shown in the Exhibits hereto. As to each Apartment, entrance is made from an exterior deck which is part of the Common Elements into the Apartment. Entrance is made directly into the dining area which is adjacent to the living area. A hallway leads from the living area and provides access to the kitchen, bath and master bedroom. Entrance from the living area provides access to the deck which is a part of the Apartment. Located over the living area is a loft with adjacent closet. *Decor 1 BR*

Each Apartment designated as 2 bedroom residential Unit (the Unit numbers and building references being reflected in Article III, Section 9 above) contain the approximate square footages as shown in the Exhibits hereto. As to each Apartment, entrance is made from an exterior deck which is part of the Common Elements into the Apartment. Entrance is made directly into the kitchen area which is adjacent to the dining and living areas. A hallway also provides access to the master bedroom, bath and second bedroom and bath. Entrance from the living area provides access to the deck which is a part of the Apartment. All 2 bedroom apartments not on corners also have access to the deck from the master bedroom. *Decor 2 BR*

Each Apartment designated as 2 bedroom residential Unit with an interior loft (the Unit numbers and building references being reflected in Article III, Section 9 above) contain the approximate square footages as shown in the Exhibits hereto. As to each Apartment, entrance is made from an exterior deck which is part of the Common Elements into the Apartment. Entrance is made directly into the kitchen area which is adjacent to the dining and living areas. A hallway also provides access to the master bedroom, bath, and second bedroom and bath. Entrance from the living area provides access to the deck which is a part of the Apartment. All 2 bedroom apartments not on corners also have access to the deck from the master bedroom. Located over the living and dining areas is a loft with adjacent closet.

Decor  
2 BL

All paved areas and parking areas as shown on the plot plans, plats and building plans are general Common Elements as are all sewer lines and water lines from the Apartments Regime water meter, respectively.

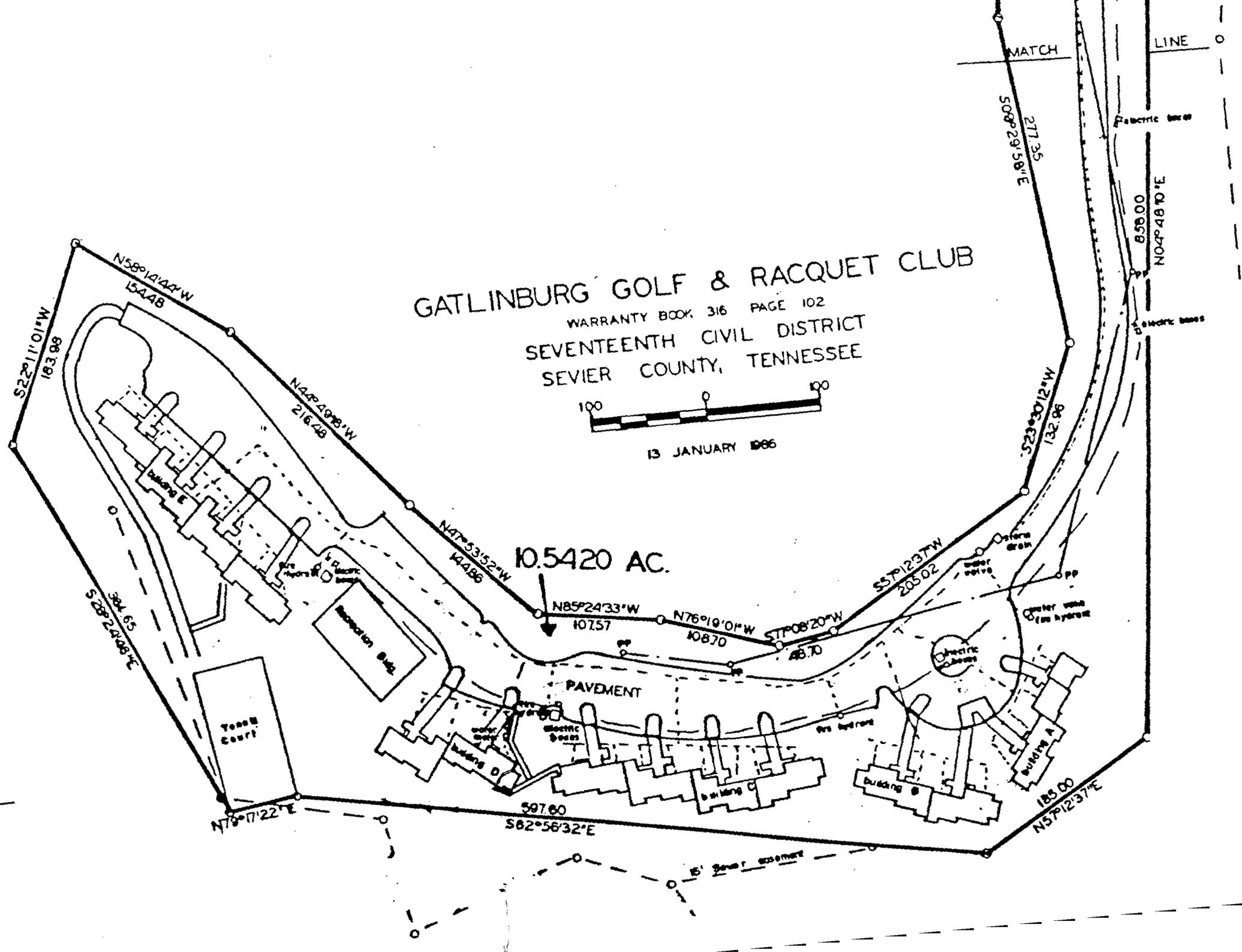
The Recreation Building except for that area designated as the Commercial Unit together with its various amenities located therein are a part of the Common Elements. Reference being craved to said plot plans, plats and building plans for additional description.

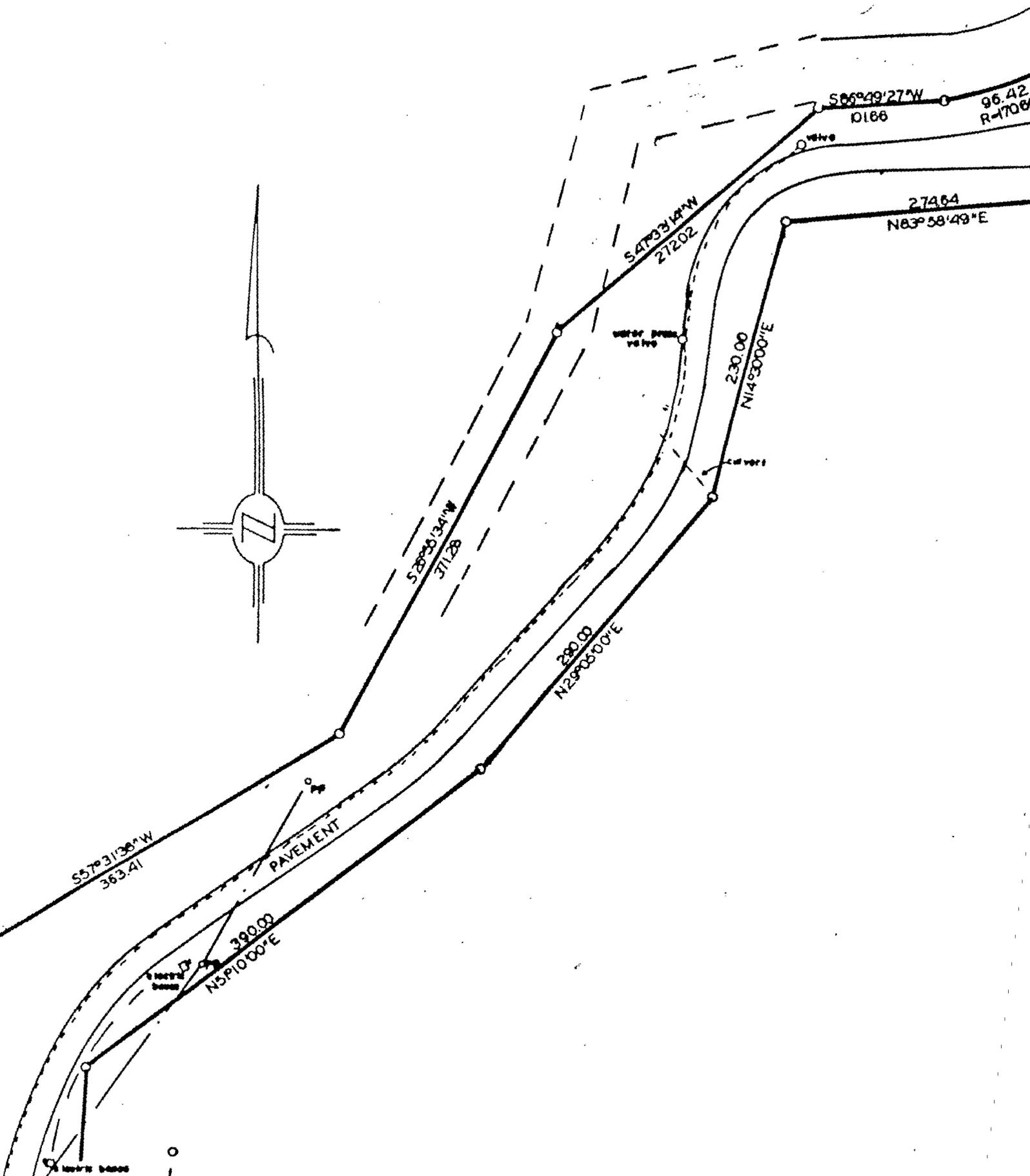
The Commercial Unit is located in the Recreation Building above described. The Commercial Unit consists of the reception area, work area, manager's office, laundry, vending area, telephone equipment room, storage room located in the recreation building and the storage rooms located on the second floor of each building.

Comm.  
Unit

Reference being craved to said plot plans, plats and building plans for additional description.

EXHIBIT 1-4





GATLINBURG GOLF & RACQUET CLUB

WARRANTY BOOK 316 PAGE 102  
 SEVENTEENTH CIVIL DISTRICT  
 SEVIER COUNTY, TENNESSEE

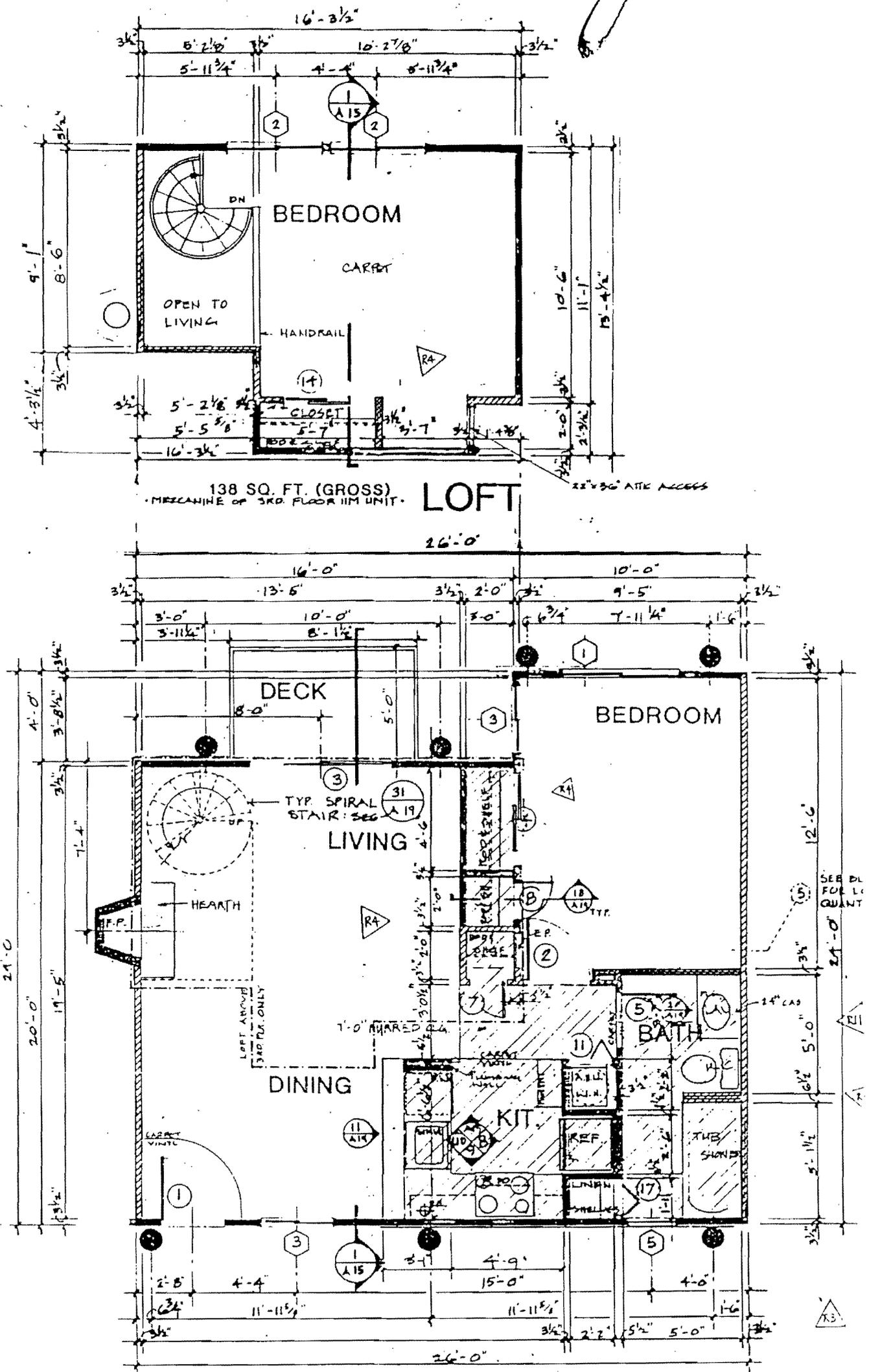


13 JANUARY 1988

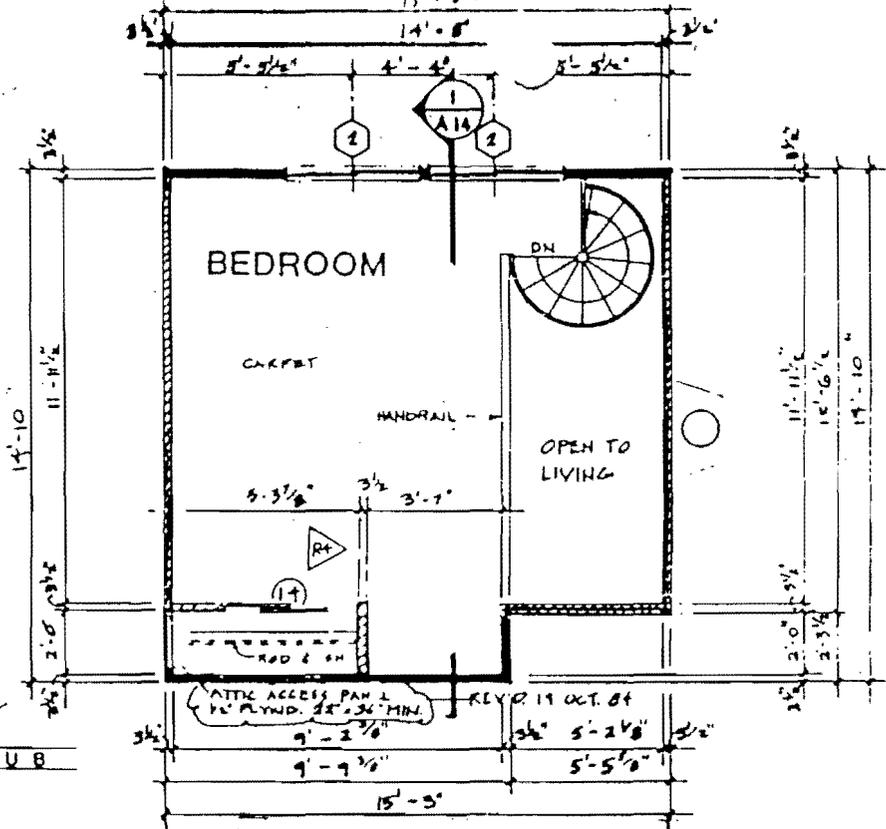
EXHIBIT 1-5

# Gallinburg

GOLF & RACQUET CLUB

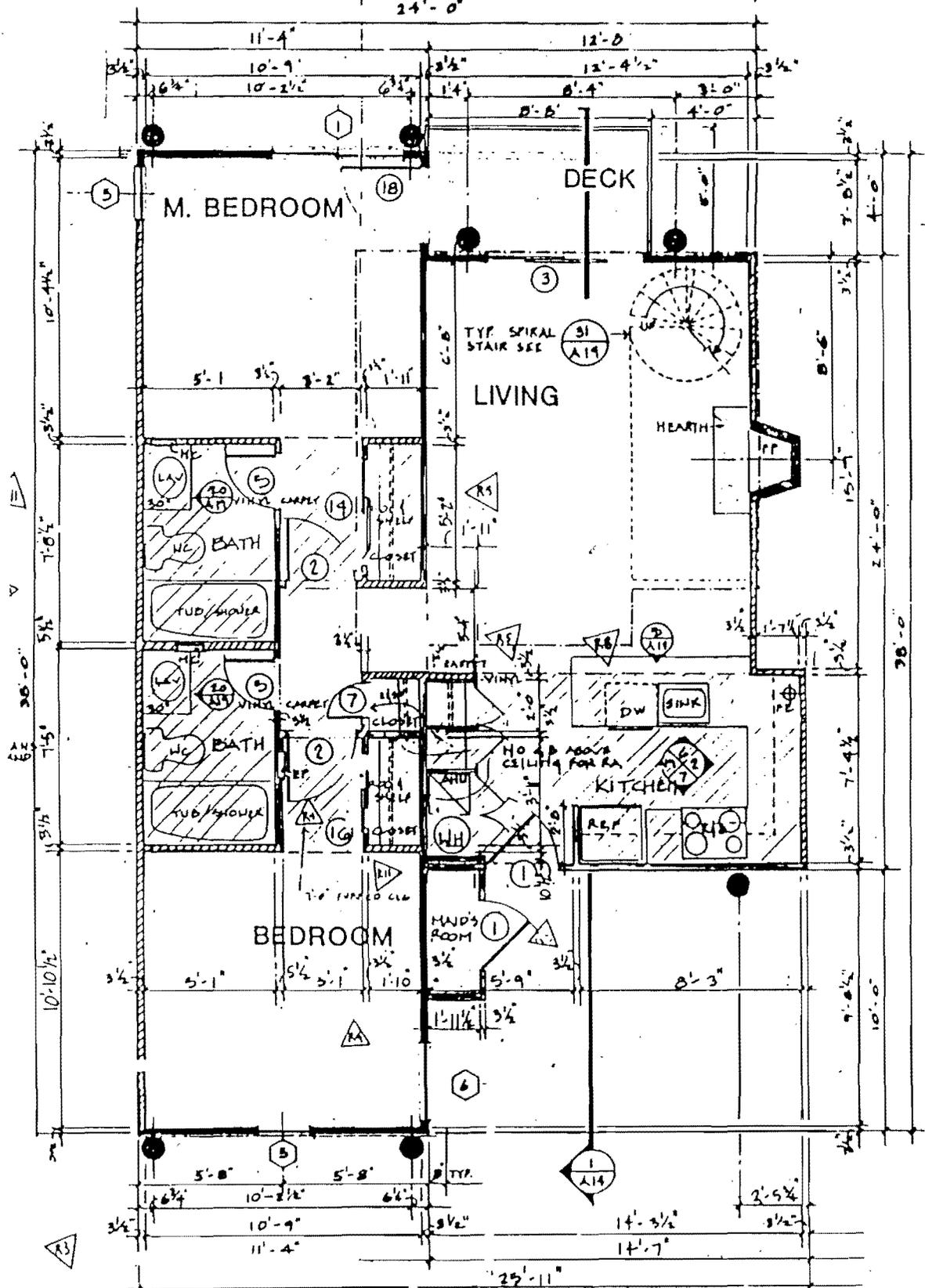


*Gallinburg*  
 GOLF & RACQUET CLUB



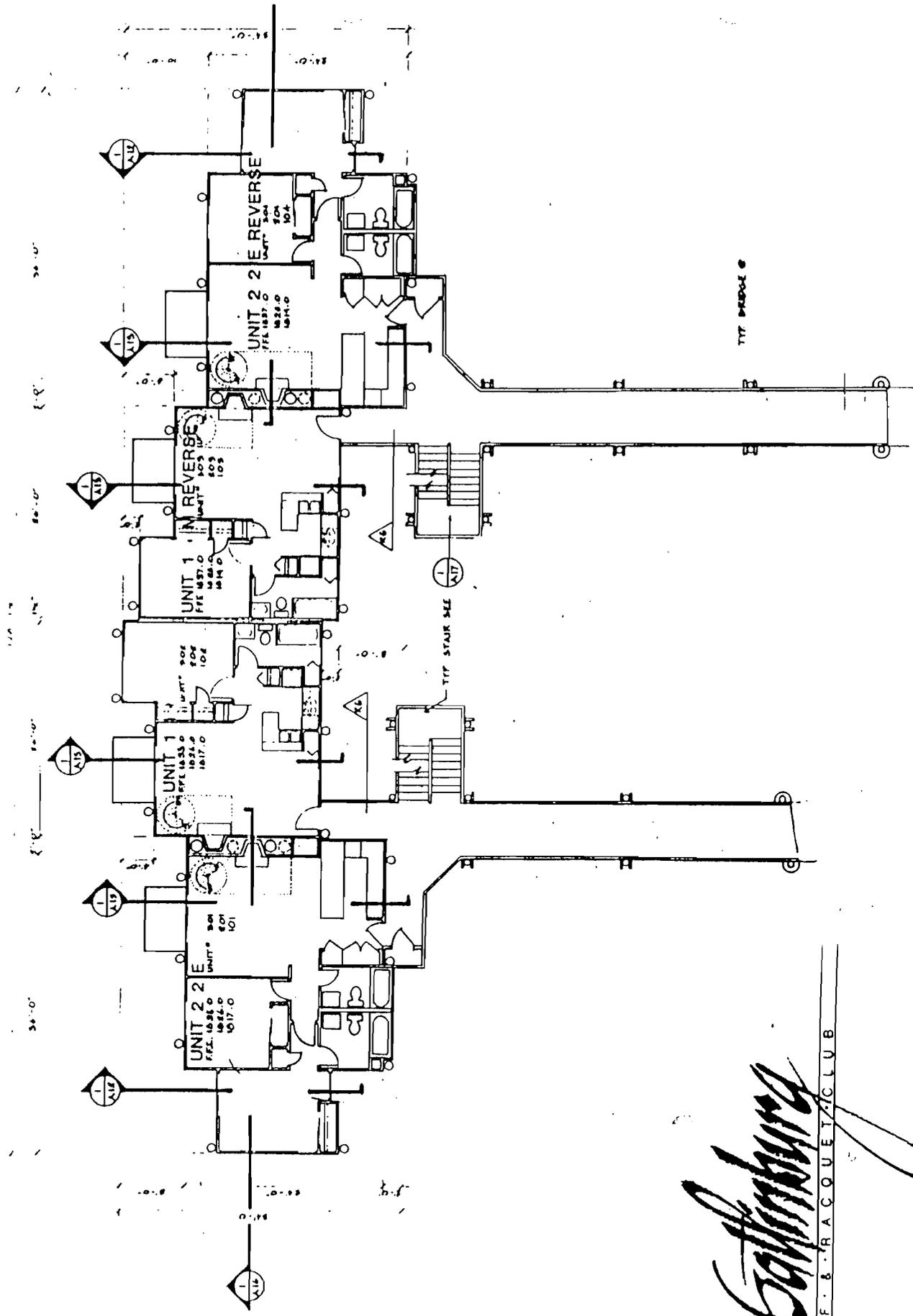
168 SQ. FT. (GROSS) LOFT

MEASUREMENT OF 3RD FLOOR E2M UNIT.







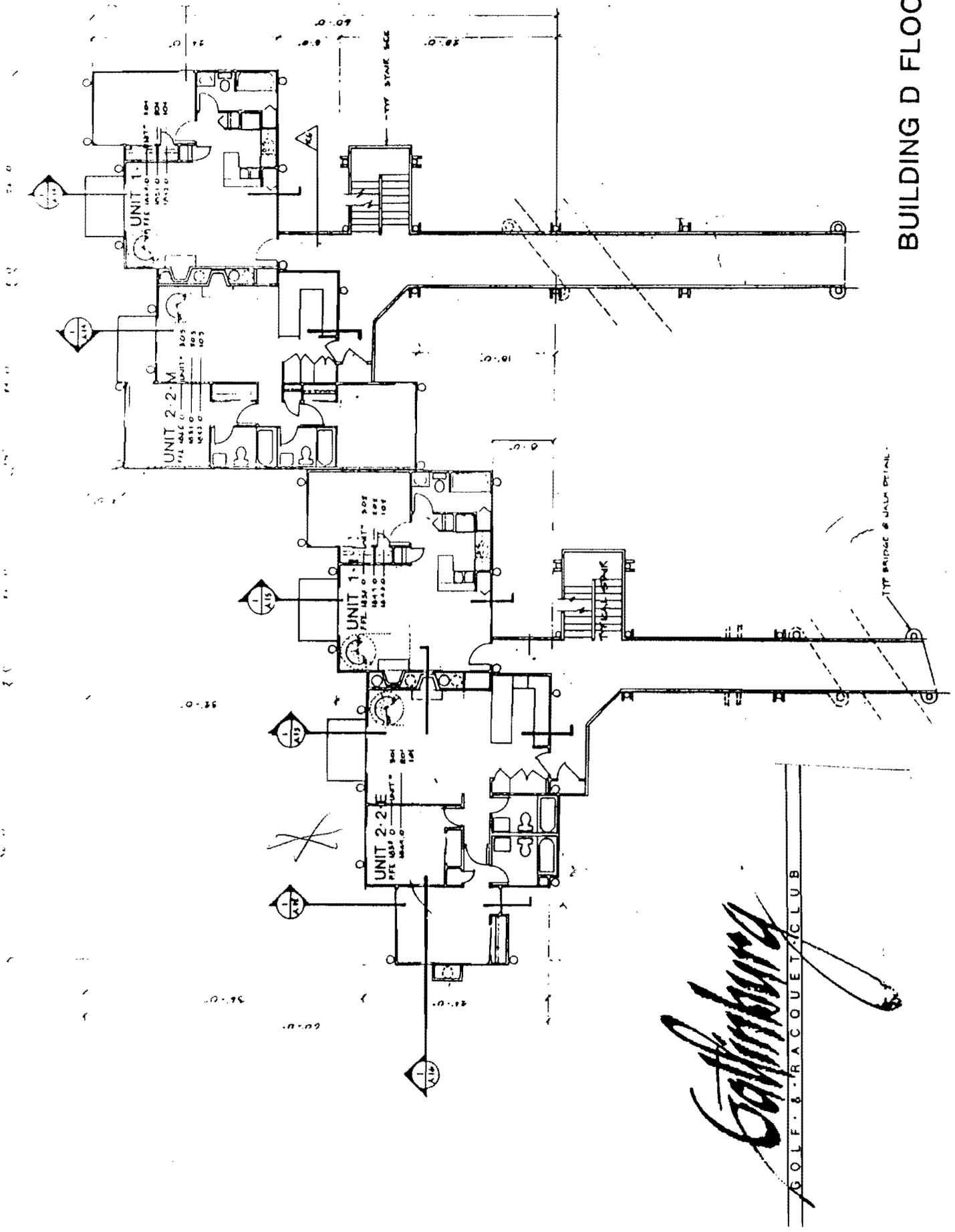


*Catlinburg*  
 GOLF & RACQUET CLUB

**BUILDING B FLOOR PLAN**

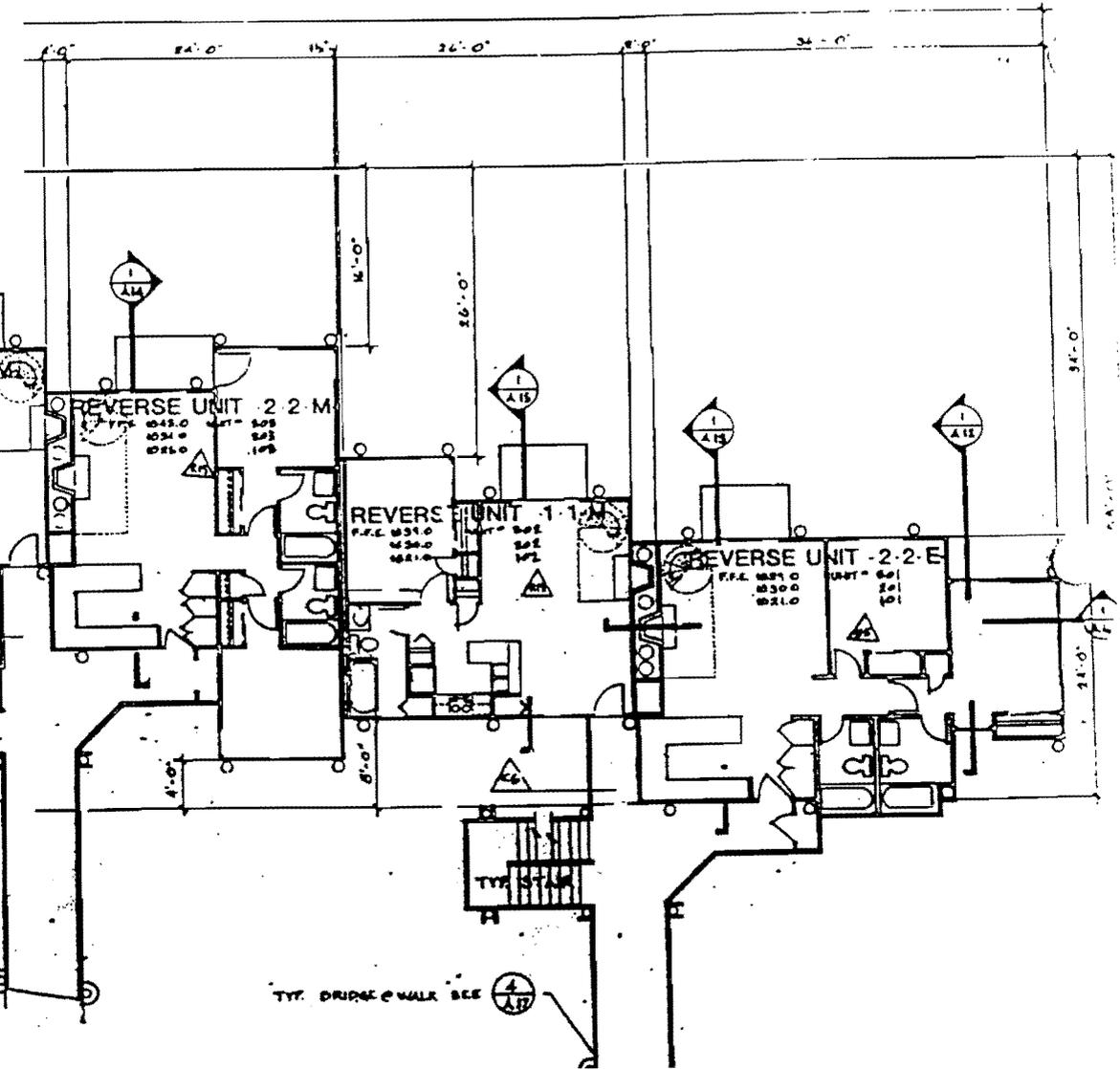
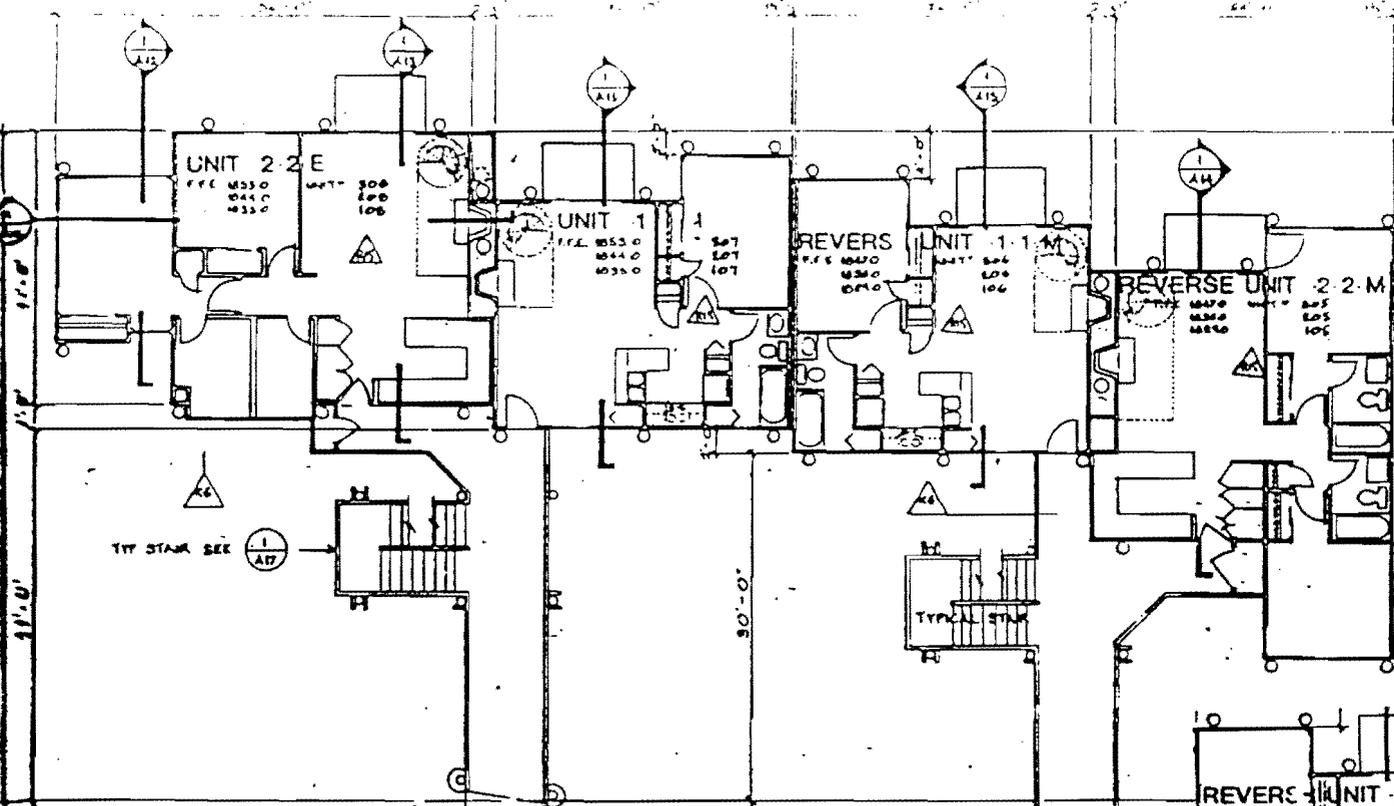


BUILDING D FLOOR PLAN



*Catimbara*  
GOLF & RACQUET CLUB

*Golf & Racquet Club*  
 GOLF & RACQUET CLUB



**BUILDING E FLOOR PLAN**

**NOTE:** Building E is one contiguous building. It is shown on this sheet in two parts for spacing. See match line.

EXHIBIT I-13

TY. BRIDGE WALK SEE 4/A17

# GATLINBURG GOLF & RACQUET CLUB

## RECREATION CENTER - FLOORPLAN

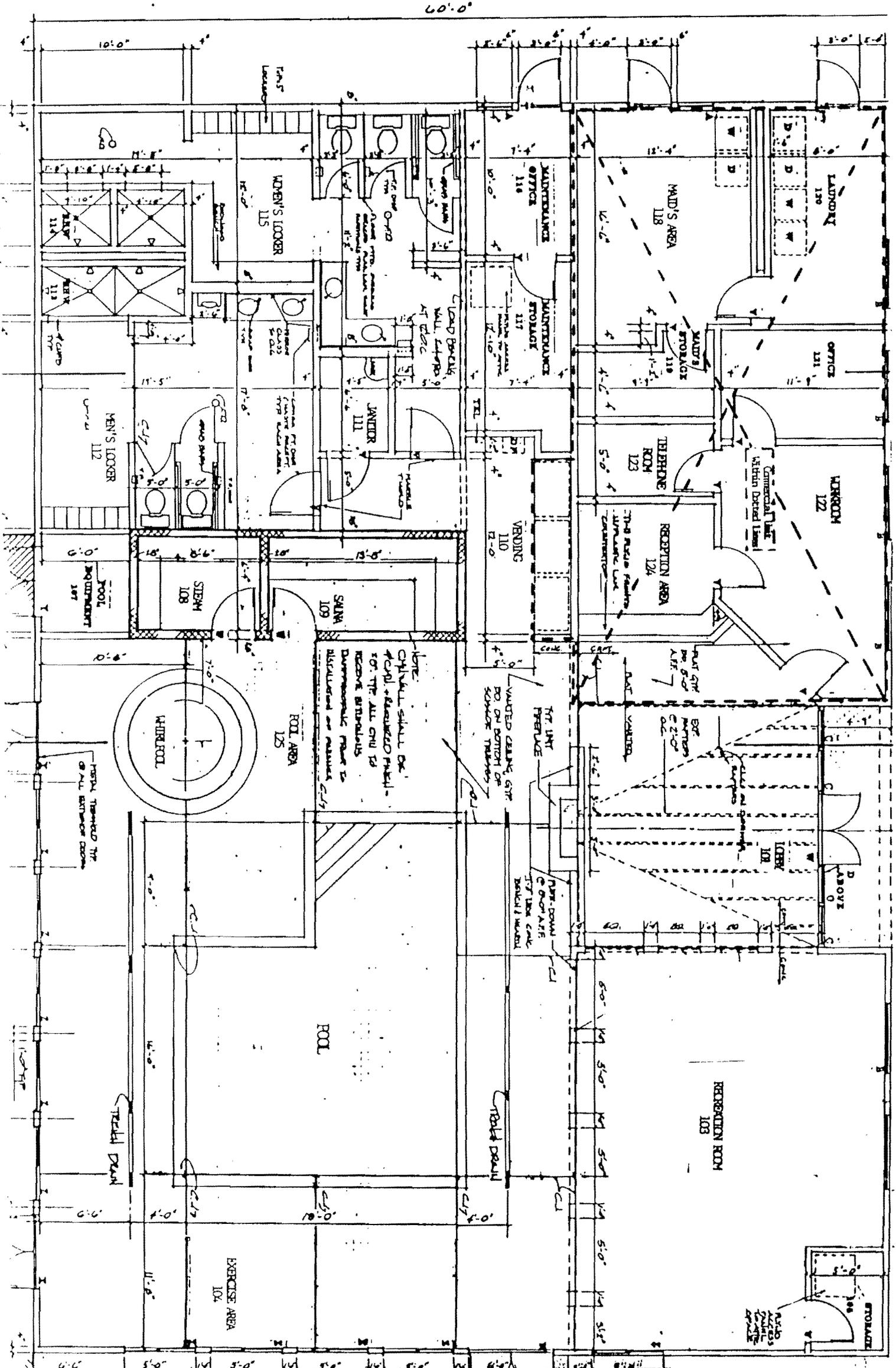
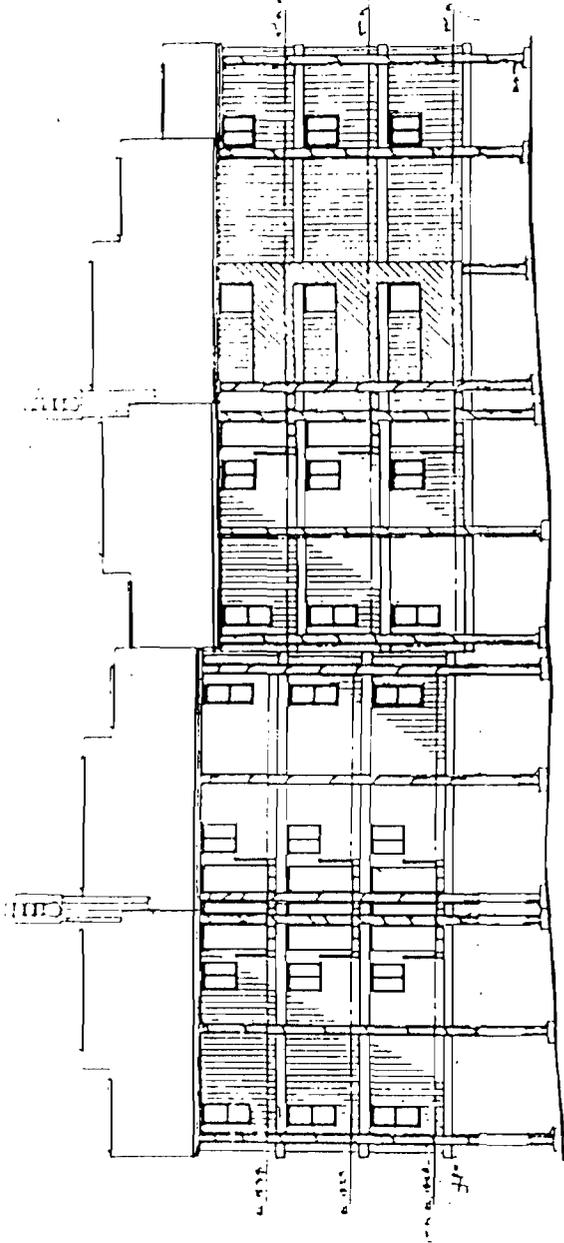
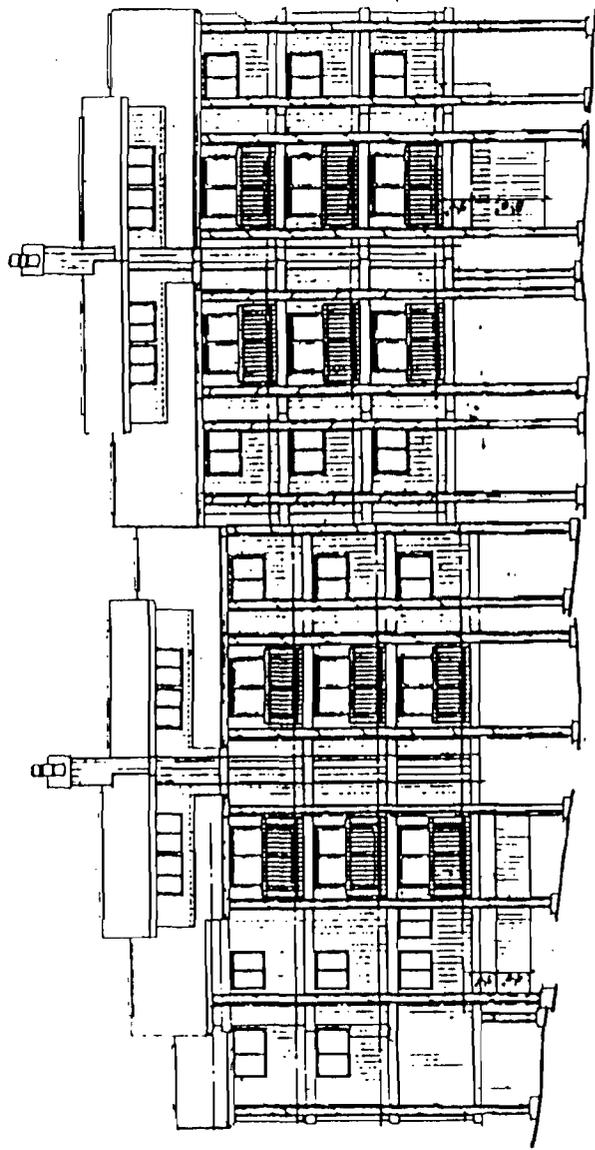


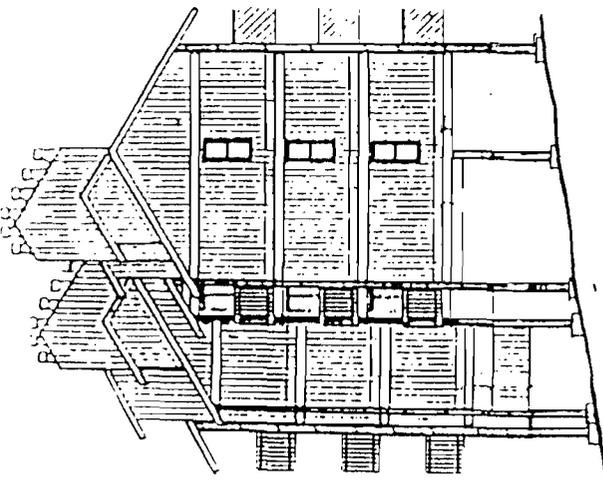
EXHIBIT 1-14



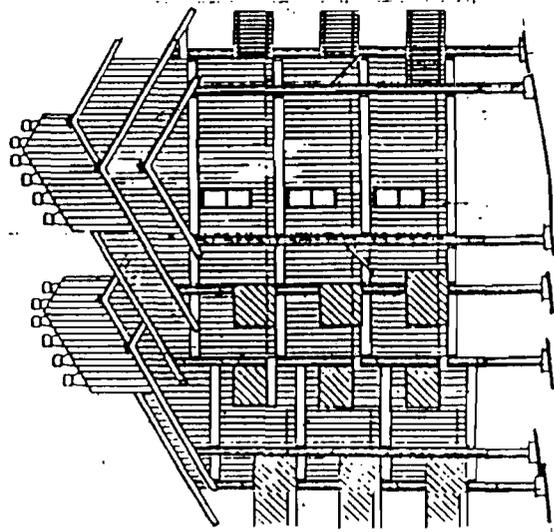
NORTH



SOUTH

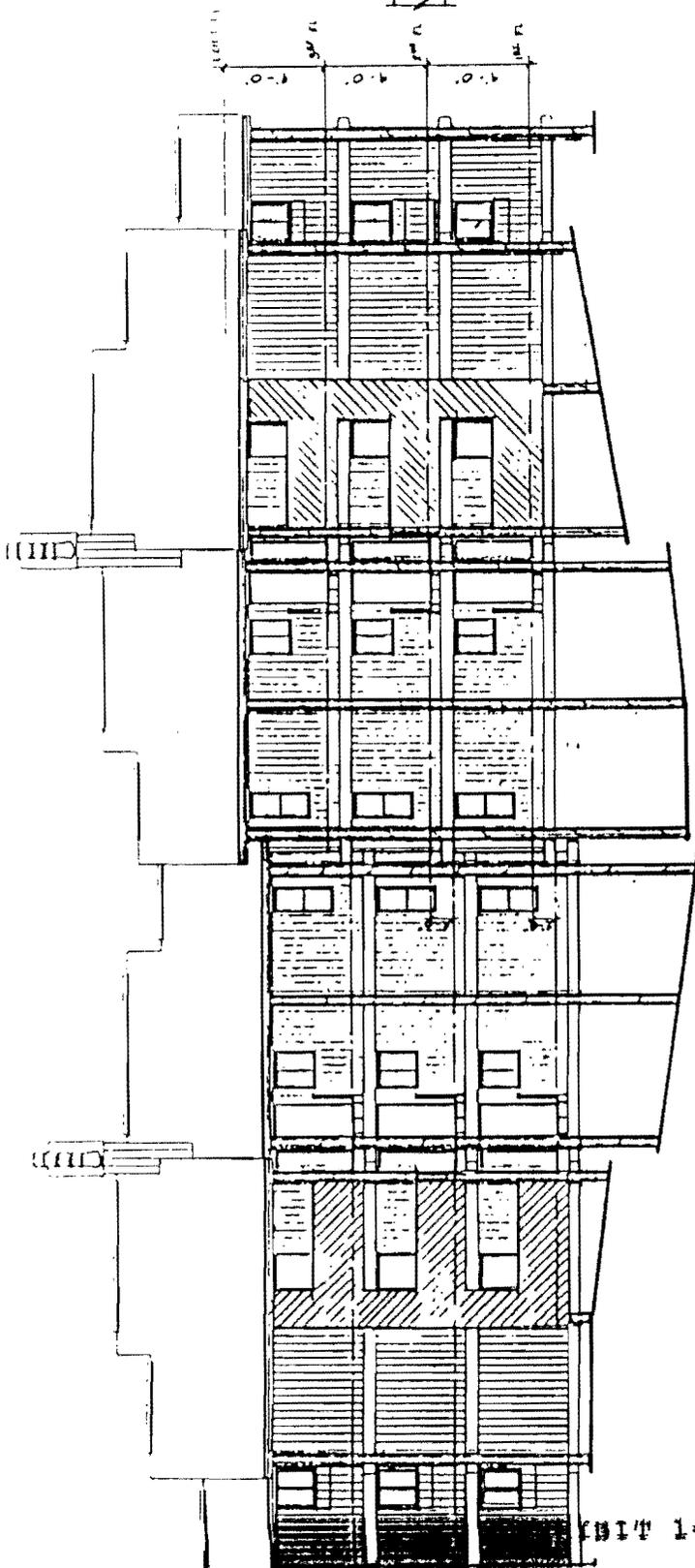


EAST

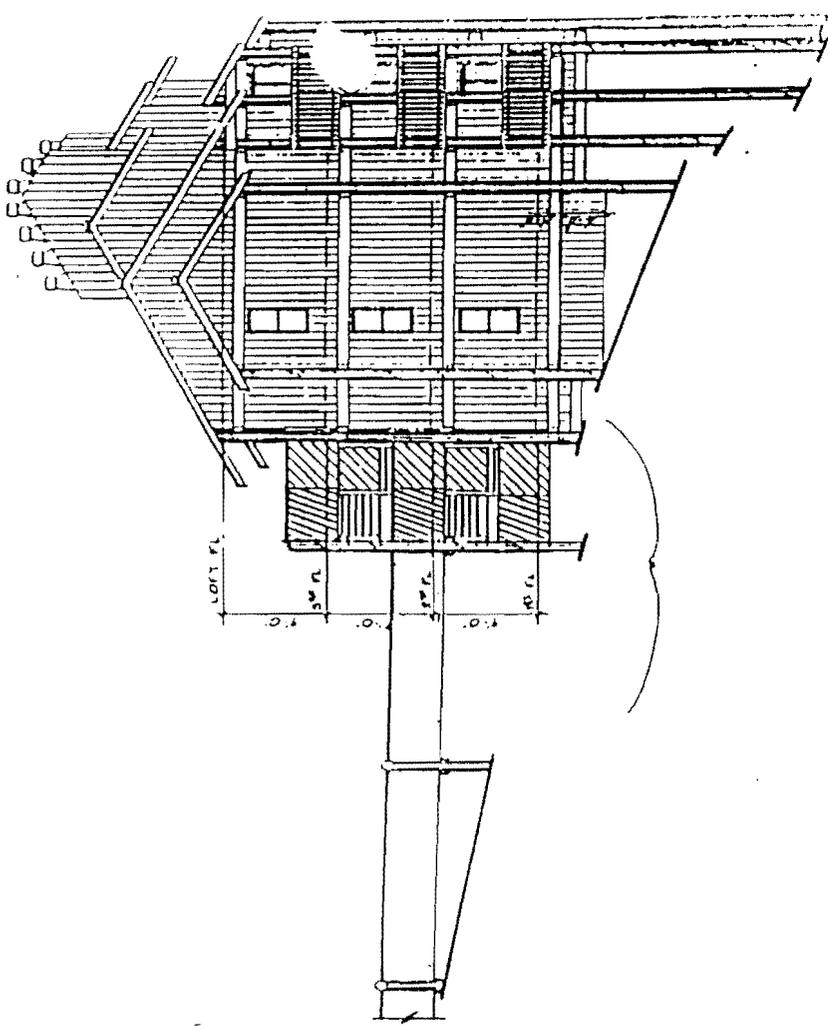


WEST

BUILDING A ELEVATIONS



NORTH



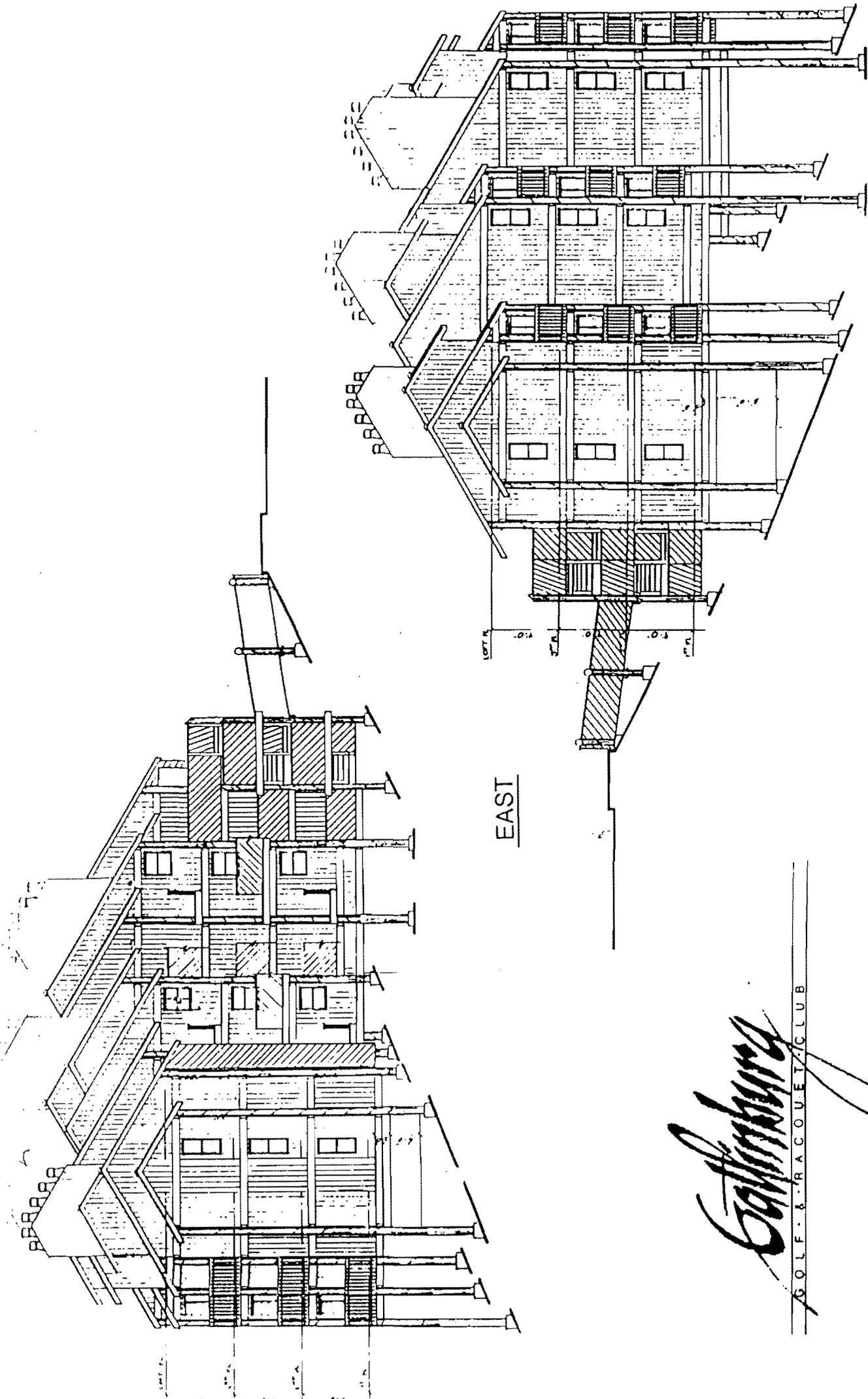
WEST

BUILDING B ELEVATIONS

*Catlinburg*

GOLF & RACQUET CLUB

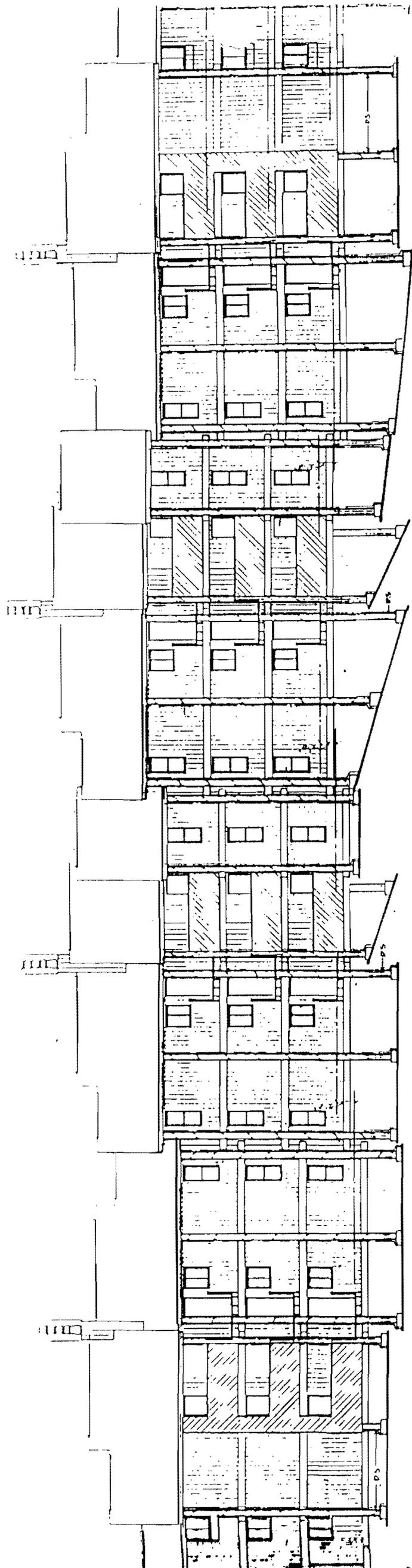




WEST  
BUILDING C ELEVATIONS

EAST

*Gallopburg*  
GOLF & RACQUET CLUB



NORTH

BUILDING C ELEVATIONS

*Calhounburg*  
GOLF & RACQUET CLUB

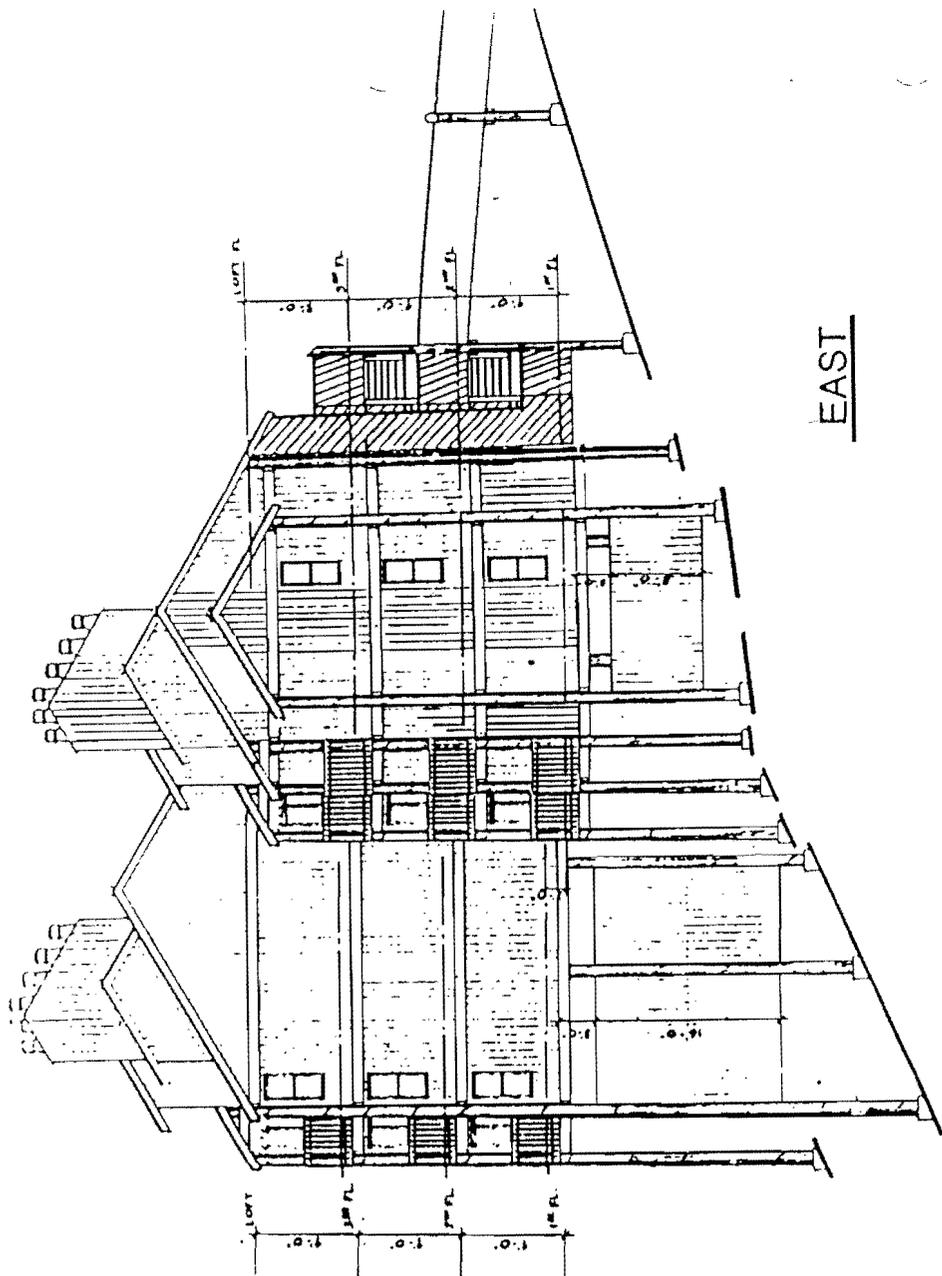


SOUTH

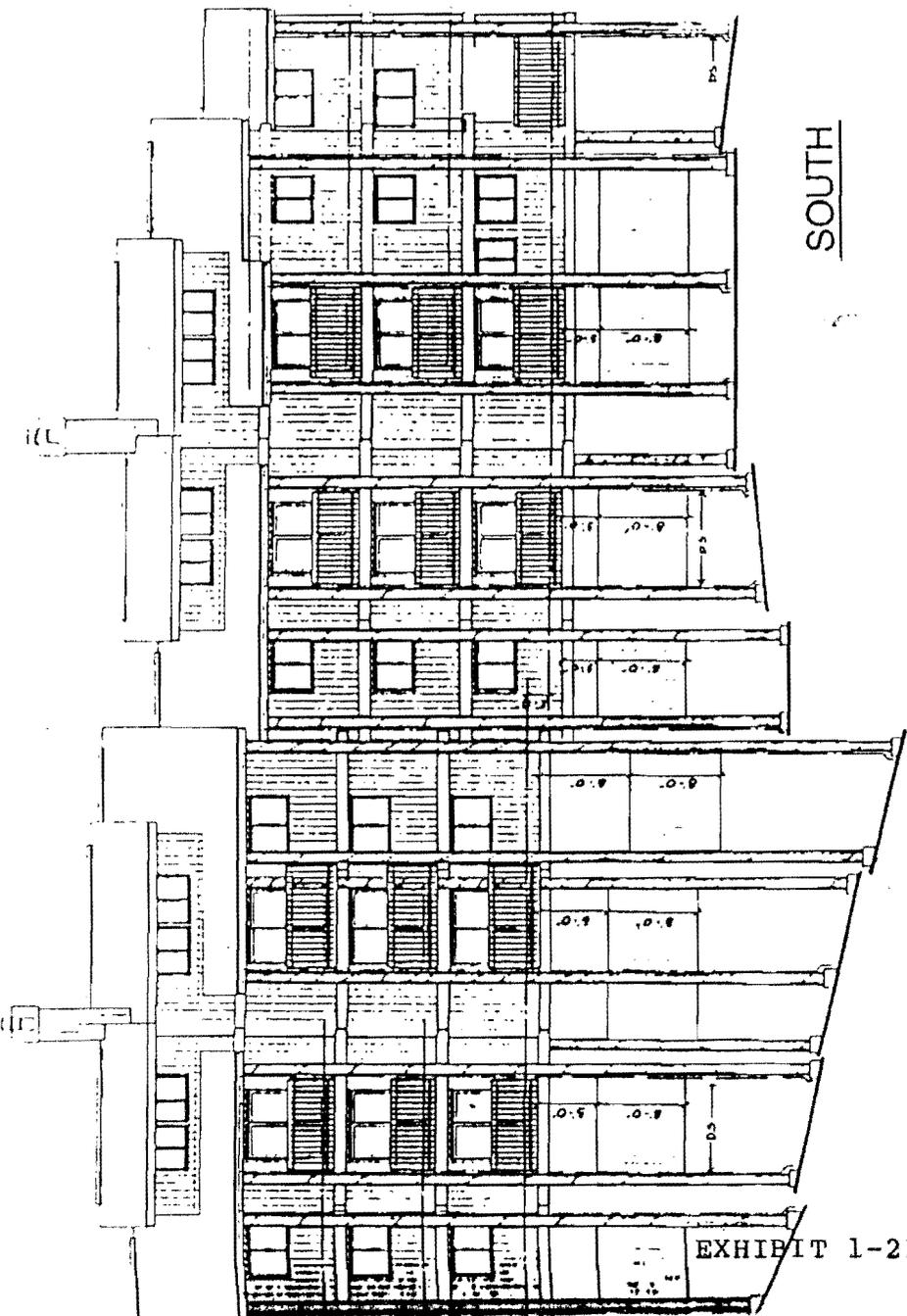
BUILDING C ELEVATIONS

*Catlinburg*

GOLF & RACQUET CLUB



EAST



SOUTH

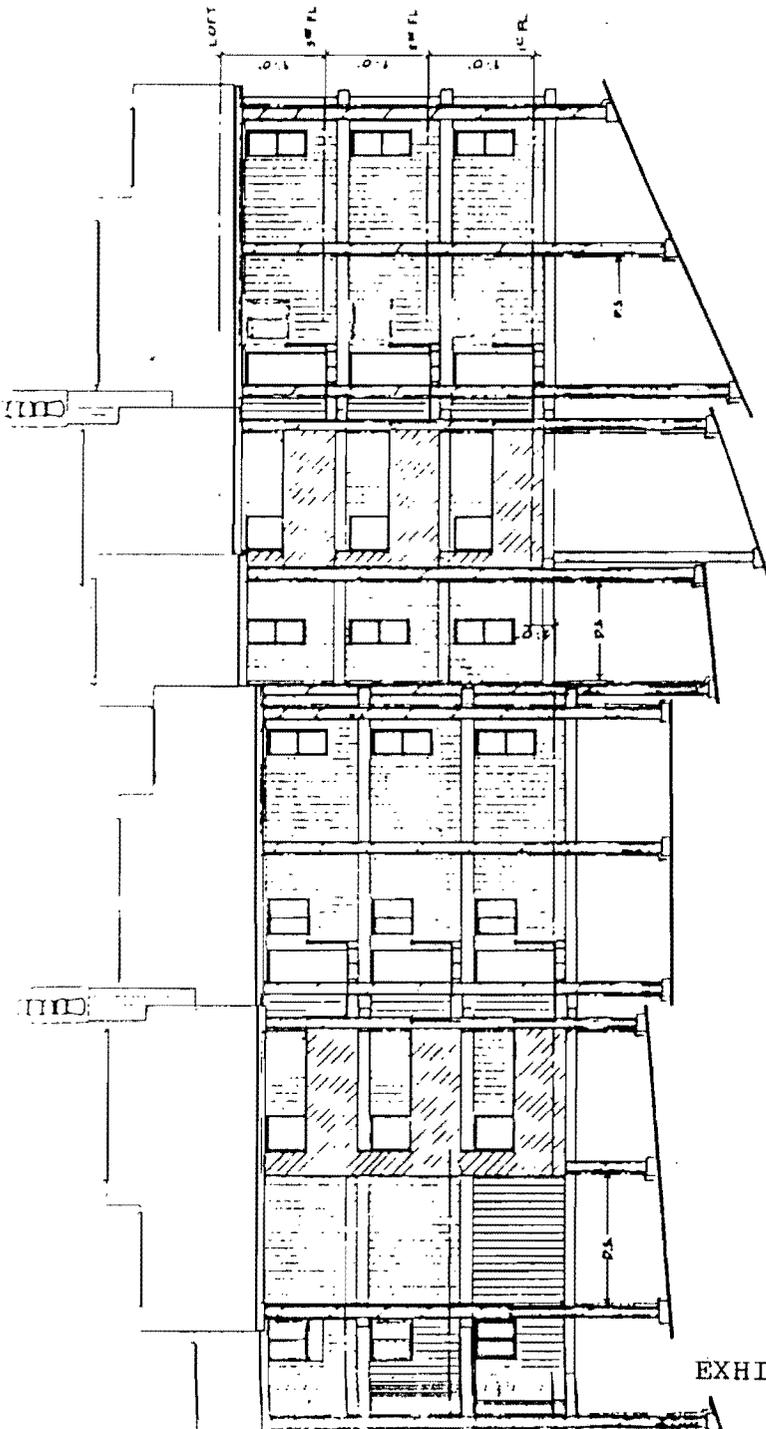
BUILDING D ELEVATIONS

*Calhounburg*

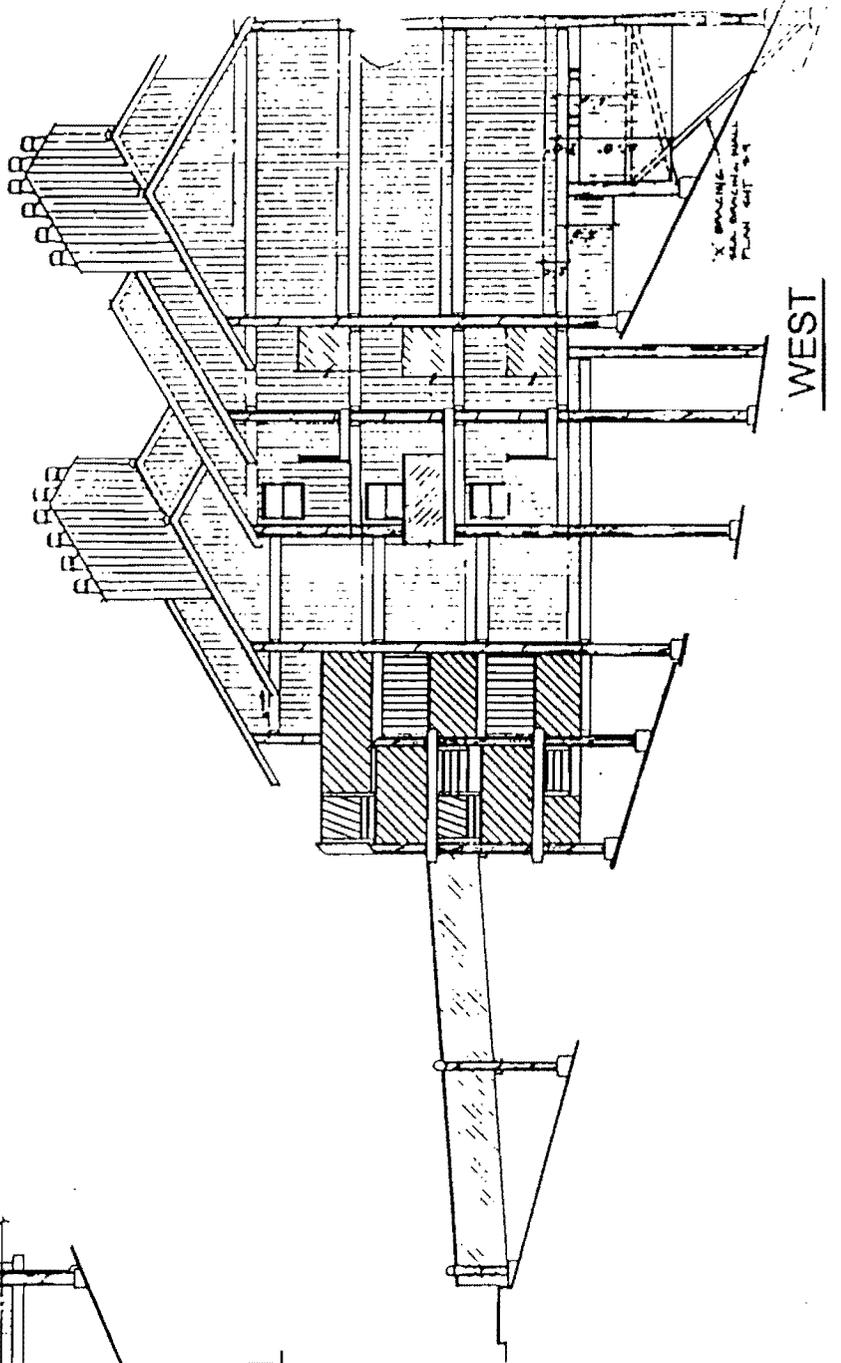
GOLF & RACQUET CLUB

*Cottingham*

GOLF & RACQUET CLUB

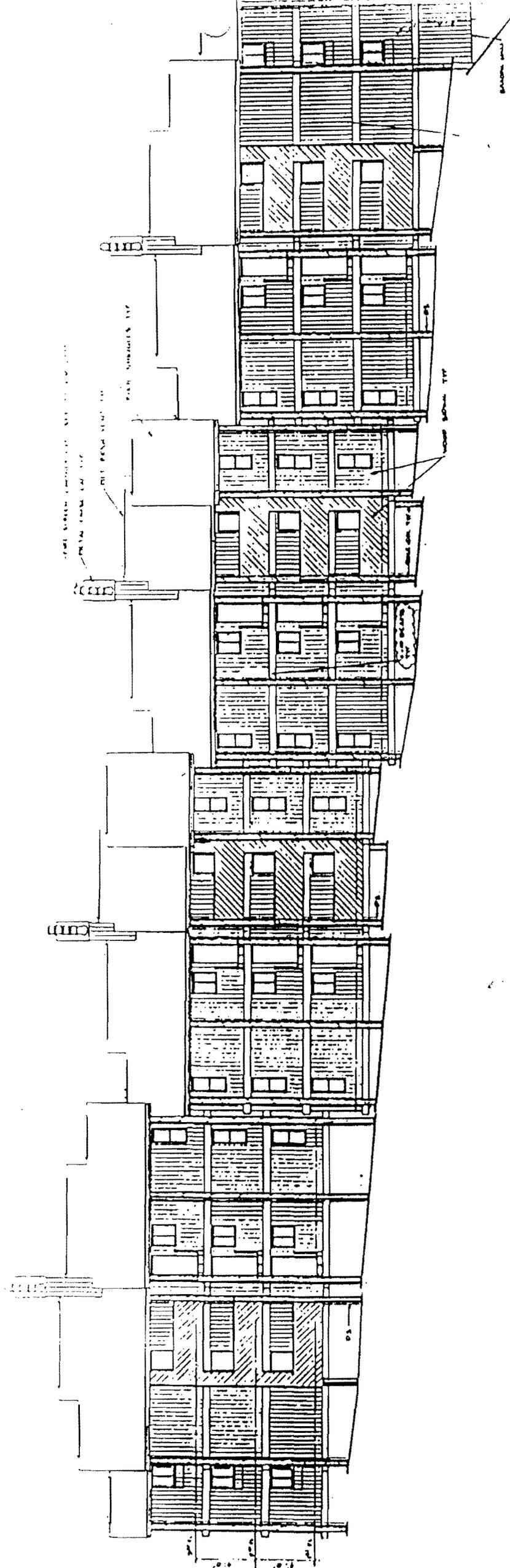


NORTH



WEST

BUILDING D ELEVATIONS



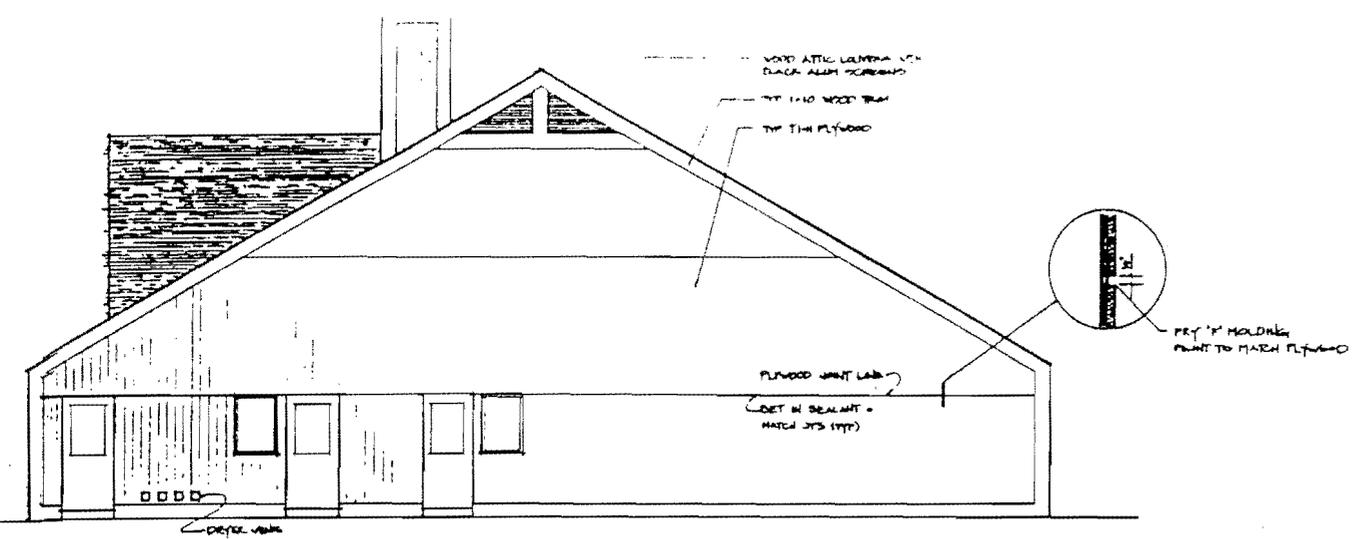
NORTH

BUILDING E ELEVATIONS

*Collinburg*

GOLF & RACQUET CLUB

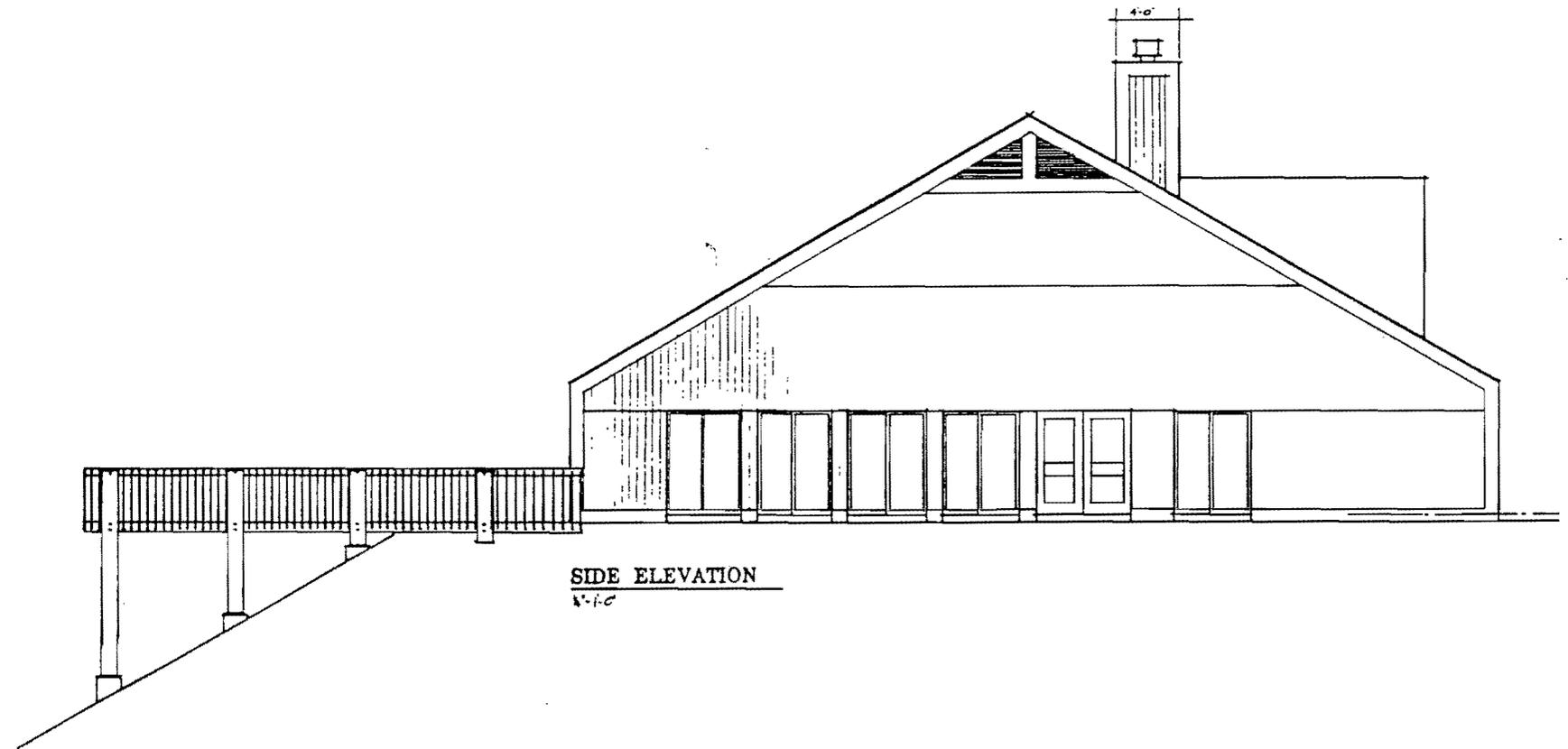




GATLINBURG GOLF & RACQUET CLUB  
RECREATION CENTER

SIDE ELEVATION  
N-1-C

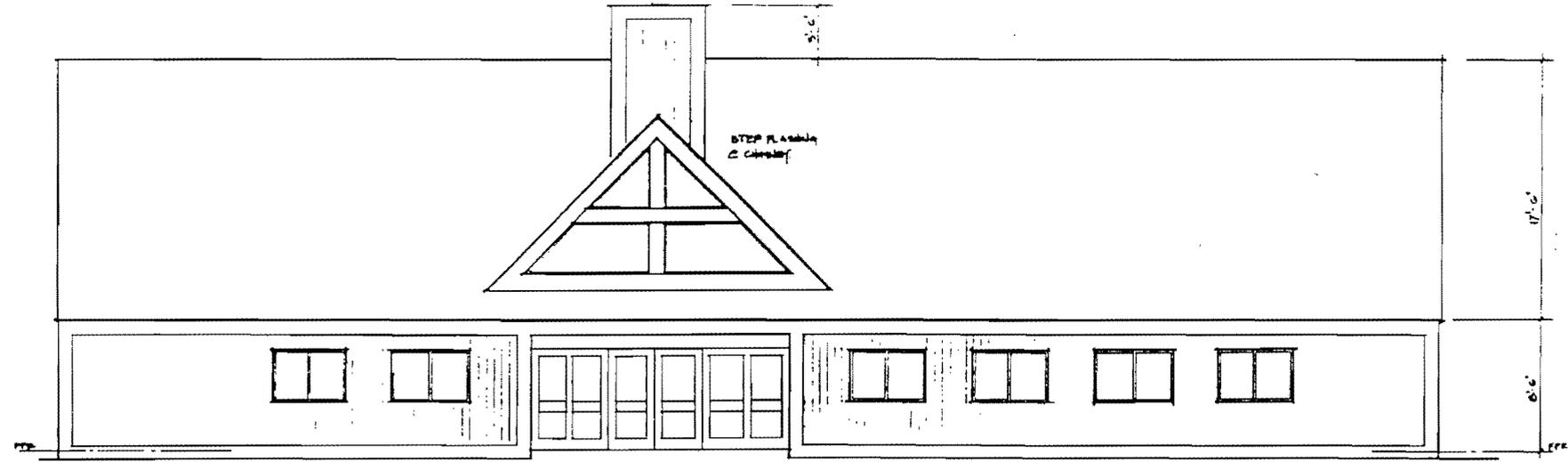
EXHIBIT 1-26



SIDE ELEVATION  
N-1-C



GATLINBURG GOLF & RACQUET CLUB  
RECREATION CENTER



FRONT ELEVATION  
4'-11.0"

EXHIBIT 1-27



REAR ELEVATION  
6'-11.0"

PROPERTY RIGHTS AND PERCENTAGE OF INTEREST  
GATLINBURG GOLF AND RACQUET CLUB HORIZONTAL PROPERTY REGIME

Each Co-Owners owns, in addition to his Apartment, interest in the Common Elements of the Property, which percentage ownership interest has been determined and computed by taking as a basis the approximately square footage of each individual Apartment in relation to the value of the Property as a whole. The Regime consists of twenty-six (26) two bedroom Apartments, thirteen (13) two bedroom Apartments with interior loft areas, thirty (30) one bedroom Apartments, fifteen (15) one bedroom Apartments with loft areas, and one Commercial Unit, such Apartments and Commercial Unit being located on the Property and are constructed as shown on the Exhibits.

(2) 26  
+1 13  
(1) 30  
1+ 15  

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84  
units

The percentage of interest in the Common Elements of each Co-Owner of each Apartment represents the percentage of the total votes of all Co-Owners as set out below. There are three (3) votes appurtenant to each two bedroom Apartment with a loft area, two (2) votes appurtenant to each two bedroom Apartment without a loft area. There are two (2) votes appurtenant to each one bedroom Apartment with a loft area and one (1) vote appurtenant to each one bedroom Apartment without a loft area. The Commercial Unit has three (3) votes appurtenant thereto. The percentage of the total vote that the vote assigned to each Apartment represents is shown hereinbelow in this Exhibit. There are one hundred fifty four (154) total votes in the Regime. Such voting rights and the percentage of the total vote appurtenant to each Apartment has been computed by taking as a basis the square footage of each individual Apartment in relation to the square footage of the Property as a whole. Each two bedroom Apartment with a loft has approximately the same square footage as every other two bedroom Apartment with a loft. Each two bedroom Apartment without a loft and each one bedroom Apartment with a loft has approximately the same square footage as every other two bedroom Apartment and one bedroom Apartment with a loft. Each one bedroom Apartment has approximately the same square footage as every other one bedroom Apartment. Further, in the event additional phases are added, each type Apartment in the Regime as presently constituted will have approximately the same square footage as every other similar type Apartment in the Regime and every other phase.

As the Regime is presently constituted, there is appurtenant to each two bedroom Apartment with a loft area an undivided .0195 percent ownership in the Common Elements of the Property and share in the Common Expenses and Assessments and Common Surplus of the Regime. The vote appurtenant to each two bedroom Apartment with a loft area represents .0195 percent of the total vote of all Co-Owners in the Regime.

As the Regime is presently constituted, there is appurtenant to each two bedroom Apartment without a loft area an undivided .0130 percent ownership in the Common Elements of the Property and share in the Common Expenses and Assessments and Common Surplus of the Regime. The vote appurtenant to each two bedroom Apartment without a loft area represents .0130 percent of the total vote of all Co-Owners in the Regime.

As the Regime is presently constituted, there is appurtenant to each one bedroom Apartment with a loft area an undivided .0130 percent ownership in the Common Elements of the Property and share in the Common Expenses and Assessments and Common Surplus of the Regime. The vote appurtenant to each one bedroom Apartment with a loft area represents .0130 percent of the total vote of all Co-Owners in the Regime.

As the Regime is presently constituted, there is appurtenant to each one bedroom Apartment without a loft area an undivided .0061 percent ownership in the Common Elements of the Property and share in the Common Expenses and Assessments and Common Surplus of the Regime. The vote appurtenant to each one bedroom Apartment without a loft area represents .0061 percent of the total vote of all Co-Owners in the Regime.

As the Regime is presently constituted, there is appurtenant to Commercial Unit an undivided .0195 percent ownership in the Common Elements of the Property and share in the Common Expenses and Assessments and Common Surplus of the Regime. The vote appurtenant to Commercial Unit represents .0195 percent of the total vote of all Co-Owners in the Regime.

In the event any Subsequent Phases (including, but not limited to, Phases II, III, IV, V and VI) are added, each of the various types of units above will have the same number of votes appurtenant thereto and will have a percentage of ownership in the Common Elements and Common Expenses and Assessments and Common Surplus of the Regime calculated in the same fashion referenced hereinabove. Such percentage of ownership for this and Subsequent Phases will be adjusted as provided in this Master Deed.

BY-LAWS OF  
GATLINBURG GOLF AND RACQUET CLUB  
CONDOMINIUM ASSOCIATION, INC.

ARTICLE I  
Name

The name of the Association shall be the Gatlinburg Golf and Racquet Club Condominium Association, Inc.

ARTICLE II  
Offices

The principal office of the Association shall be located at Gatlinburg Golf and Racquet Club Horizontal Property Regime, Sevier County, Tennessee. The Association may have other offices within and without the State of Tennessee as the Board of Directors may determine or as the affairs of the Association may require from time to time. The Association shall have and continuously maintain in the State of Tennessee, an agent who shall maintain an office at the principal office. The address of the principal office may be changed from time to time by the Board of directors.

ARTICLE III  
Purpose

The purpose of this Association shall be to provide a collective government form of administration for the Co-Owners of Gatlinburg Golf and Racquet Club Horizontal Property Regime (the "Regime") to manage and control said Regime and the activities of the Co-Owners therein and of all persons using or occupying the facilities of the said Regime and all things pertinent to and/or related thereto and to carry out all activities, promulgate all Rules and Regulations and to have all responsibilities and purposes that are given to the Association in the Master Deed of Gatlinburg Golf and Racquet Club Horizontal Property Regime (hereinafter called the Master Deed), in The Tennessee Horizontal Property Act, TCA 66-27-101, et. seq., (hereinafter called the Act) and in these By-Laws, and to be the Association for this Regime as defined and called for in the Act and the Master Deed.

ARTICLE IV  
Definitions

All terms and phrases used herein shall, unless the context otherwise requires, have the same definition and meaning as set forth in the Declaration and/or in The Act, as the case may be.

ARTICLE V  
Members

Each and every Co-Owner of an Apartment or an interest in a Unit in the Regime shall be a Member of this Association. Further, there shall be appurtenant to each Apartment in the Regime the number of votes assigned in the Master Deed which shall be voted collectively by the Voting Member of that Apartment as set forth in the Master Deed. Upon the sale, conveyance, devise or other transfer of any kind or nature of any Apartment, such subsequent transferee shall automatically become a member hereof and likewise the vote appurtenant to the Apartment shall automatically pass and the membership of the transferor immediately terminated whether any membership certificate or voting certificate be transferred or not; provided, however, the

Association shall for all purposes be entitled to rely upon the right to membership and voting rights of the person shown as Co-Owner of a Unit in its records until notified of such transfer by delivery of written notice thereof to the secretary of the Association.

ARTICLE VI  
Application

All present and future Co-Owners, tenants, future tenants, agents, servants, employees, guests, invitees and any other person using the facilities of the Regime or occupying any Apartment thereof shall be and is hereby subject to all matters, Rules and Regulations set forth in these By-Laws, Rules and Regulations promulgated by the Board of Directors hereof, and all things set forth in the Master Deed and in The Act.

A mere acquisition or rental of an Apartment or use of the facilities of the Regime shall signify these By-Laws and all Rules and Regulations and provisions contained within the Master Deed, The Act, or promulgated by the Board of Directors are accepted, ratified and shall be complied with.

ARTICLE VII  
Voting Majority

Section 1. There is hereby assigned to each Apartment the number of votes as described and assigned in the Master Deed which shall be voted by the Voting Member thereof as described in the Master Deed. The vote so assigned to each may not be split in any fashion. If one person is the Co-Owner of an Apartment, he shall be the Voting Member. If an Apartment be owned by more than one person, they shall designate one of them as the Voting Member and notify the Secretary in writing of such designation. In the event a corporation owns an Apartment, the corporation shall designate one agent thereof as the Voting Member and so notify the Secretary in writing. In the case of multiple or corporate ownership of an Apartment, the vote appurtenant thereto shall not be exercised until written designation of the Voting Member has been delivered to the Secretary. The Voting Member so designated shall remain the Voting Member, entitled to cast the vote of that Unit on all matters to come before the Association for vote until the Secretary be given written notice of change. The vote assigned to each Apartment represents the percentage value of that Apartment as opposed to the Association as a whole as then comprised.

*Revised  
Vote*

Section 2. As used in these By-Laws, the term Majority of Co-Owners shall mean those Co-Owners who are Voting Members holding 51 percent of the total vote of all the Co-Owners of the Regime as then constituted and thereby represent 51 percent of the basic value of the Submitted Property as a whole. Unless otherwise required herein, in the Master Deed or in The Act, majority vote shall constitute 51 percent of the total outstanding votes of all Co-Owners and shall be required to adopt any decisions affecting the Regime.

*Revised  
Vote*

Section 3. Except as otherwise provided or required in these By-Laws, the Master Deed or The Act, the presence in person or by proxy of a Majority of Co-Owners, as is defined above, shall be required to constitute a quorum.

Section 4. Votes may be cast in person or by proxy. Each proxy shall be in a form as determined by the Board of Directors and must be filed with the Secretary at least 15 days before the appointed time for a regular meeting and at least one day before the appointed time for a special meeting.

*Revised  
Vote*

Section 5. Membership in the Association is not transferable or assignable (except as the same may be assigned by way of proper proxy properly executed). Transfer of a Co-Owner's Apartment or his interest therein in any fashion shall automatically terminate his membership herein and all his voting rights.

ARTICLE VIII  
Administration

Section 1. The Association shall be managed and governed by a Board of Directors (herein called the Board) consisting of five (5) members. The initial Board of Directors shall be appointed by the Declarant as the initial Board of Directors and shall consist of three (3) members (who need not be present or future Co-Owners) and who shall serve until the Declarant calls a meeting of the Co-Owners to relinquish control and until their successors are elected and qualified. The Board of Directors to replace the initial Board of Directors appointed by the Declarant shall be nominated and elected at the organizational meeting called by Declarant to relinquish control. Of the total Directors to be then elected, the number of nominees equal to one-half of the Board to be elected plus one and receiving the most votes shall be elected to the Board for a two-year term; the nominees receiving the next highest number of votes equal to the remaining positions on the Board shall be elected for a one-year term. Directors elected at subsequent elections shall be elected for a term of two years, and shall be elected at the regular Annual Meeting of the Association. At such regular Annual Meetings, the Voting Members shall vote for the number of Directors necessary as there are vacancies on the Board; provided, however, there shall be no cumulative voting unless required by law. The candidates receiving the most votes shall be declared elected as members of the Board to fill the Board positions vacant at that time. Board members shall serve until their successors are elected and qualified.

Section 2. Any Director (other than members of the initial Board appointed by Declarant) who shall cease to be a Co-Owner or who shall be delinquent in payment of any common expenses or Assessments (as defined in the Master Deed and/or in The Act) shall automatically cease to be a Member of the Board.

Section 3. Each Board Member (other than members of the initial Board appointed by Declarant) must be a Co-Owner (or the Voting Member for a corporate Co-Owner) and in good standing, current in payment of all fees, Assessments and common expenses.

ARTICLE IX  
Board of Directors

Section 1. Consistent with these By-Laws, the Board shall:

A. Transact all Association business and prescribe the Rules and Regulations for the use of the Regime and all facilities and property thereof and may appoint such officers, clerks, agents, servants or employees as it may deem necessary in its sole discretion and may fix their duties and compensation.

B. Annually set the Common Expenses for the operation of the Regime.

C. Fix, impose and remit penalties for violations of these By-Laws and Rules and Regulations of the Association.

D. Serve without compensation.

E. Elect from the Board within thirty (30) days after each annual meeting a President, Vice President, Secretary and Treasurer, all of whom shall serve without remuneration. In the event of a vacancy in any one of these offices during the year, the Board shall have the power to elect a member of the Board in good standing to fill the vacancy for the unexpired term. In the event of a vacancy on the Board, the President shall have the power to appoint with the approval of the majority of the Board, a member in good standing to fill the vacancy until the next Annual Meeting.

F. Carry out all other duties and obligations imposed and exercise all rights granted it by the Master Deed and Exhibits thereto and The Act.

Section 2. <sup>semi-annually</sup> There shall be at least one regular meeting of the Board ~~quarterly~~ at a time designated by the President. The President or two members of the Board may call special meetings of the Board as are deemed necessary or desirable and in the best interest of the Association.

Section 3. Notice of regular and any special meetings of the Board of Directors shall be given at least twenty-one (21) days previously thereto by written notice delivered personally or sent by mail to each Director at his address as shown in the records of the Association. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed with postage thereon prepaid. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice for such meeting except for the express purpose of objection to the transaction of any business because the meeting is not lawfully called or convened. Neither business to be transacted nor other purpose of any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting unless specifically required by law or by these By-Laws.

Section 4. A simple majority of the members of the entire Board shall constitute a quorum for the purposes of transacting Association business and the affirmative vote of a simple majority of the entire Board shall be necessary to pass any resolution or authorize any act of the Association unless a different vote is required herein, in the Master Deed, its Exhibits and/or The Act. Absentee voting is permitted provided such Director register his vote in writing with the Secretary within twenty-four hours after the termination of such meeting.

Section 5. Any action required by law to be taken at any meeting of the Directors or any action which may be taken in a meeting of the Directors may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by two thirds of the Directors.

*Budget*  
Section 6. The Board of Directors shall annually on or before November 15 of each year, prepare a budget for the up-coming calendar year to include such sums as it deems necessary and adequate to provide for the Common Expenses of the Regime and such other expenses as are deemed necessary or appropriate expenses of the Regime. The Board of Directors shall thereafter on or before December 1 deliver (which delivery may be by mail) the budget for the up-coming year together with statement of the amount(s) due from each Co-Owner for that year and the date or dates upon which payment or payments are due to the Co-Owners. Thereafter, should any increase or decrease be determined appropriate by the Board of Directors in Assessments to be paid by Co-Owners, the Board shall notify all Co-Owners so affected at least thirty days prior to the time such Assessment so changed shall be due. The Association shall have a lien upon each Apartment together with the Common Elements and Common Surplus appurtenant thereto for payment of all Assessments not paid when due in the amount of such unpaid Assessments together with the

interest thereon from the date due together with the cost of collection thereof including a reasonable attorney's fees. Such shall be collected and/or lien foreclosed upon in the manner provided for in the Master Deed and Exhibits thereto and/or in the Act.

## ARTICLE X Officers

Section 1. The principal officers of the Association shall be a President, Vice-President, Secretary and Treasurer, all of whom shall be elected by and from the Board. The Directors may appoint assistant treasurers and secretaries and such other officers as in their judgment may be necessary. No two offices (except for assistants) may be held by the same person unless there be less directors than officers to be elected in which case one may hold more than one (1) office.

Section 2. The officers of the Association shall be elected annually by the Board of Directors immediately following the annual meeting of the Association and shall serve for the twelve month period next succeeding. New offices may be created and filed at any meeting of the Board of Directors. Each officer shall hold office until his successor shall be duly elected and shall qualify.

Section 3. The President shall be the principal executive officer of the Association, shall preside at all meetings of the Board and all meetings of the membership, shall appoint committees and shall have general charge of and shall control the affairs of the Association according to such rules and regulations as the Board shall determine.

Section 4. There shall be a Vice-President who shall perform such duties as may be assigned to him by the Board. In case of death, disability or absence of the President, he shall be vested with all the powers and perform all duties of the President. The Vice-President shall also be chairman of the Operations Committee.

Section 5. There shall be a Secretary who shall record and keep possession of the minutes of the meetings of the Board and meetings of the Council and who shall perform or have performed the correspondence of the Board and shall have such further duties as may be assigned to the Secretary by the Board.

Section 6. There shall be a Treasurer who shall keep the funds of the Regime and shall disburse them to meet the ordinary and usual expenses of the Regime and for other purposes as required by the Master Deed, The Act and/or upon order of the Board of Directors after such disbursement order has been entered in the minutes of the Board at a duly constituted meeting and shall have such other duties as may be assigned to him. He shall render a financial report to each regular meeting of the Board and to the annual meeting of the Association.

Section 7. If required by the Board of Directors, the assistant treasurer, if any, shall be bonded at the expense of the Association. The assistant treasurers and the assistant secretaries, in general, shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors upon a two-thirds majority vote whenever in its judgement the best interests of the Association will be served thereby, but such removal shall be without prejudice of the contract rights, if any, of the officers so removed.

Section 8. A vacancy in any office because of death, resignation, removal, disqualification or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

ARTICLE XI  
Meetings

Section 1. There shall be an annual meeting of the Association held during the first quarter of the calendar year and at a time and place designated by the President. Notice of the annual meeting shall be given to all Unit Owners by mail at least twenty days prior to the date of the meeting.

Section 2. Special meetings of the Association may be called by the Board. Also, upon request of Voting Members totaling 50 percent of the total votes of the Association in writing made to the Secretary stating the purpose therefor, a special meeting shall be called by the Secretary of the Association to be held within forty days thereafter. Special meetings of the Association may be held at the call of the President upon five days notice by mail to all members. Such notice shall state the purpose for which the special meeting is called and no other business shall be transacted at said meeting.

Section 3. Voting Members holding fifty-one percent of the total votes of the Association must be present personally or by proxy to constitute a quorum at all annual and special meetings of the Association. Should voting members holding fifty-one percent of the vote not be present or constitute a quorum at an annual meeting of the membership, a special Board meeting may be called by the President or the Secretary and by action of two-thirds of the entire membership of the Board of Directors a quorum may be declared provided there are Voting Members holding at least one third (1/3) of the total outstanding votes of the Association present and that the business to be conducted at such meeting does not require that a greater number of voting members be present.

Section 4. Any action required by law to be taken at a meeting of the Association or any action which may be taken in a meeting of the Association may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by Voting Members holding not less than 67 percent of the entire votes entitled to vote on the subject matter thereof and further provided the same is not otherwise prevented by these By-Laws, the Master Deed or The Act.

Section 5. When notice to Co-Owners is required, the mailing of such notice to the last known address of the Co-Owner in the Association's records shall constitute notice.

ARTICLE XII  
Obligations of Co-Owners

Section 1. Each Co-Owner is obligated to pay all annual, monthly and special Assessments and charges levied or imposed by the Association and/or through its Board of Directors for such purposes as are enumerated in the Master Deed, in The Act and in these By-Laws. Such charges or Assessments so levied shall be paid on or before the date(s) affixed by resolution of the Board. Written notice of the change in any Assessment and the date the payment shall be paid shall be sent to each Co-Owner at the address given by such Co-Owner to the Secretary of the Association. All common Assessments shall be prorated dependent upon each Co-Owner's percentage of ownership in the Common Elements as is determined and set forth in the Master Deed and the Exhibits thereto. Such Assessments shall include monthly payments to a general operating reserve in a reserve fund for replacements

and all other things as required or set forth in Master Deed, The Act and/or these By-Laws.

Section 2. The amount of Assessment levied shall be paid on or before the date due. If not so paid, the amount of such Assessment plus any other charges thereon including a late payment charge of 10 percent of the payment due or \$10.00, wherever is greater, but in no event more than the maximum limit allowed by law and costs of collection, including attorney's fees unless prohibited by law, shall constitute and become a lien on the Co-Owner's Apartment and share of the Common Elements and Common Surplus appurtenant thereto. Such lien rights shall be as provided for and in accordance with the terms and provisions of the Master Deed and The Act. The notice of Assessment which shall state the amount of such Assessment and such other charges and give the number of the Apartment which has been assessed shall be mailed to the Co-Owner thereof. Upon payment of such said Assessments and charges or other satisfaction thereof, if notice of a lien has been recorded, the Board shall, within a reasonable time, cause to be recorded a notice stating the satisfaction of said lien. The priority of the lien hereinabove set shall be as provided in the Master Deed and/or The Act.

Section 3. The lien provided herein may be foreclosed by suit by the Board acting on behalf of the Association in like manner as a mortgage and in accordance with the provisions of the Act and in such event, the Association may be a bidder at the foreclosure sale. The Association through its Board or any duly authorized agent or designee may file notice of and foreclose such lien and also pursue any other remedy against any Co-Owner owing money which is available by law or in equity for the collection of debt.

Section 4. Upon request and payment as provided in the Act, the Board shall within the time set by the Act furnish a statement certifying that all Assesments then due have been paid or indicating the amount then due.

Section 5. Each and every Co-Owner shall perform promptly all maintenance and repair work required of individual Co-Owners by the Master Deed, The Act or these By-Laws or which is within his own Apartment which, if omitted, would affect the Regime in its entirety or in a part belonging to some other Unit Owners(s). The Association shall be responsible for all maintenance and repair work required of the Association in the Master Deed, these By-Laws and/or The Act.

A Co-Owner shall reimburse the Association if there be any expenditures incurred in repairing and/or replacing any Common Elements or facilities damaged by such Co-Owner, his family, guests, invitees or lessees.

Section 6. Each Apartment, other than any Apartment owned or leased by Declarant or specifically designated as a Commercial Unit shall be utilized for residential purposes only, provided, however, such shall not prevent rent or lease of his Apartment by a Co-Owner to a lessee or rentor to use for residential purposes.

Section 7. No Co-Owner shall make any structural modifications or alterations in his apartment or upon any Common Elements without the approval of the Association through the Board of Directors.

Section 8. No Co-Owner, his family, guests, invitees, or lessees shall place or cause to be placed in any common area or facilities any furniture, package(s) or object(s) of any kind. Such areas shall be used for no purpose other than normal transit through them and/or use of the facilities provided; however, the provisions hereof shall not prevent the Co-Owner of a Commercial Unit from using portions of the Common Elements adjoining such

Commercial Unit for uses normally attendant to such Commercial Unit, provided such does not unduly interfere with normal use of such Common Elements by other Co-Owners, their families, guests, invitees and lessees.

Section 9. Each Co-Owner shall and does hereby grant right of entry to the Board or its duly authorized agent in the case of any situation provided for in the Master Deed or the Act whether such Co-Owner is present at the time or not.

Section 10. No occupant of an Apartment shall post any advertisements or posters of any kind in or on the Regime property except as authorized by the Board or as is permitted in the Master Deed; provided, however, this provision shall not be applicable to Declarant or its assigns during the period it is managing, renting or selling units or prevent the owner of any Commercial Unit from displaying one or more signs (which must be architecturally and aesthetically harmonious with the appearance of the Property).

Section 11. Occupants of Apartments shall use extreme care about making noises or the use of musical instruments, radio, television and/or amplifiers that may disturb other occupants and in the event so notified by the Board or its duly authorized agent such occupant shall immediately cease and desist such activity.

It is prohibited to hang garments, rugs, etc. from the windows or from any sides or from any of the buildings or parts thereof.

It is prohibited to dust rugs, etc. from the windows or to clean rugs, etc. by beating on the exterior part of any of the buildings.

It is prohibited to throw or place garbage or trash outside the disposal installation(s) provided for such purposes.

Section 12. No Co-Owner, occupant or lessee of an Apartment shall install wiring for electrical or telephone installation, television antenna, machines or air conditioning units, etc. on the exterior of the buildings or that protrude through the walls or roof of any building except as authorized by the Board.

Section 13. Nothing herein contained shall limit in any manner the power of the Association and/or Board to issue or promulgate such Rules and Regulations as are deemed necessary or desirable for the use, occupancy and enjoyment of the Regime by the Co-Owners and/or occupants thereof. Further, all obligations imposed by the Master Deed, its Exhibits and/or the Act are hereby incorporated by reference as further obligations as fully as if herein set forth.

Section 14. The Board of Directors shall have the right to enter into such agreements as it deems desirable to provide common services or to lease equipment for the use and enjoyment of the Co-Owners or any one or more Co-Owners. Such rights shall include but not be limited to the right to enter into lease and/or use and/or purchase agreements with third parties to provide recreational equipment and facilities and/or to install, sell and/or lease to the Regime an MATV system and/or cable television system (including satellite programming) and/or television sets and/or telephone systems and sets. Furthermore, Declarant, shall have the right to enter into such agreements on behalf of and for the Association, its Board and the Co-Owners which agreement(s) shall be binding upon the Association and each and every Co-Owner to the extent permitted by the Act and the Master Deed.

ARTICLE XIII  
Mortgages

Section 1. Any Co-Owner who mortgages his Apartment or any interest therein shall notify the Board of Directors of the name and address of his mortgagee and the Board shall maintain such information in a book entitled "Mortgagees of Condominium Units."

Section 2. The Board shall, at the request of such mortgagee, report any unpaid Assessments due from the Co-Owner of such Unit so mortgaged.

Section 3. Any and all Institutional Mortgagees shall have the rights and powers granted unto them by the Declaration and/or The Act and nothing herein contained shall supersede such rights and powers. In the event any right or duty or power herein delegated or granted unto the Association or Board by these By-Laws is given to an Institutional Mortgagee by reason of the Master Deed and/or The Act or should that Institutional Mortgagee by reason of the Master Deed and/or The Act have any voice in such decisions, then such Institutional Mortgagee is hereby given and granted such rights and powers and vote in such decisions as are thereby granted.

ARTICLE XIV  
Rules and Regulations

The Board of Directors shall be and is hereby empowered to promulgate and issue such Rules and Regulations from time to time and to amend and alter any Rules and Regulations theretofore promulgated and issued as it may in its sole discretion determine necessary and desirable for the continued maintenance and upkeep, use and enjoyment of any Apartments, Common Areas or facilities contained within the Regime, subject, however, to such restrictions upon such as contained in the Master Deed, its Exhibits and The Act together with any Rules and Regulations issued thereunder. Such Rules and Regulations shall be binding upon and enforceable upon all Co-Owners, their families, guests, invitees and/or lessees, and all occupants of Apartments.

ARTICLE XV  
Contracts, Checks, Deposits, Agreements and Funds

Section 1. The Board of Directors may authorize any officer or officers or agent or agents of the Association to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and/or the Co-Owners thereof. Such authority may be general or confined to specific instances.

Section 2. All checks, drafts or orders for the payment of notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association in such manner as shall from time to time be determined by the resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer (or duly authorized assistant treasurer) and by the President (or Vice President).

Section 3. All funds of the Association and/or received by it from or on behalf of the Co-Owners shall be deposited from time to time to the credit of the Association at such banks, insurance companies, trust companies or other depository as the Board may select or as the circumstances and purposes of such deposits may require; provided, however, all payments of Common Expenses by Co-Owners shall be paid by the Co-Owners into a lock-box account which shall be owned by the Council and maintained in a federally insured bank, designated by unanimous vote of the Board and

concurrent in by the Institutional Mortgagee(s) (if any), described in Article X, Section 2 of the Master Deed. No payment shall be considered made until delivered into such lock box.

Section 4. The Board may accept on behalf of the Association any contribution, gift, bequest or devise for the general purposes or for any of the special purposes of the Association.

ARTICLE XVI  
Certificates of Membership

Section 1. The Board may provide for the issuance of certificates evidencing membership in the Association of each Co-Owner which shall be in such form as may be determined by the Board. Such certificates shall be signed by the President and by the Secretary and shall be sealed with the seal of the Association, if any. All certificates shall be consecutively numbered. The name and address of each Co-Owner and the date of issuance of the certificates shall be entered on the records of the Association. If any certificate may become lost, mutilated or destroyed, a new certificate may be issued therefore upon such terms and conditions as the Board may determine.

Section 2. Upon purchase of the Unit, a certificate of membership may be issued in the name of the Co-Owner thereof and delivered to him by the Secretary. Such certificate, if so issued, shall be non-transferable and shall be immediately surrendered to the Board upon termination of ownership for any reason. Further, should such Co-Owner fail to surrender such certificate upon termination of ownership such termination shall automatically terminate membership in the Association and such membership certificate shall become null and void.

Section 3. Any Co-Owner failing to pay Assessments when due may have his membership in the Association suspended by the Board. Any Co-Owner thus suspended shall immediately be notified in writing by the Secretary.

ARTICLE XVII  
Books and Records

Section 1. The Association and the Board shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of the Association, of the Board and committees having any authority of the Board and/or the Association and shall keep at the registered office a record giving the names and addresses of the Co-Owners who are voting members.

Section 2. For purposes of voting at all meetings of the Association, that person designated as Voting Member for a particular Apartment shall be conclusively so presumed to be the Voting Member therefor until the Secretary be notified of a change in the Voting Member. The name of the Voting Members entitled to vote at any meeting may not be changed at such meeting without the express permission of the Board. For purposes of this section, deposit of notice in the United States mail prepaid or personal delivery shall constitute delivery.

ARTICLE XVIII  
Miscellaneous

Section 1. Each person elected and qualified as a Director or Officer shall be indemnified by the Association against expenses actually and necessarily incurred by and in connection with the defense by such person of any action, suit or proceeding

in which he is made a party by reason of his being a Director or Officer except as to matter as to which he is adjudged to be liable for gross negligence or wilful misconduct. The right of indemnification shall inure to each Director or Officer when such matter occurred during the time that such person was a Director or Officer even though such action takes place after such Director or Office has been succeeded in office by someone else. Such payment by the Association to the extent not paid by insurance shall be included as a part of the Common Expenses.

Section 2. Any question as to the interpretation of these By-Laws shall be determined by simple majority of the full Board.

Section 3. Robert's Rules of Order shall apply in any meeting of the Board or of the Association unless in conflict with the By-Laws, Master Deed or The Act in which case these By-Laws, the Master Deed and/or The Act shall control.

#### ARTICLE XIX Compliance

These By-Laws are set forth to comply with the requirements of the Act. In case any of these By-Laws conflict with the provisions of The Act, the Provisions of the Act shall apply unless variance is permitted in which case the provisions of these By-Laws shall apply. In the event of any conflict between these By-Laws and the Master Deed, the provisions of the Master Deed shall control.

#### ARTICLE XX Amendments

These By-Laws may be amended by a vote of 67 percent of the total vote of the Regime, which represents 67 percent of the total value of the Submitted Property, unless some other or greater vote is required herein, in the Master Deed and/or in The Act. No such amendment may be operative until it is embodied in a recorded instrument which shall be recorded in the same office and in the same manner as was the Master Deed and original By-Laws and Exhibits of the Horizontal Property Regime. The percentages and vote set forth in the Master Deed and Exhibits thereto are based upon the value of each Apartment in relation to the entire Regime property.

#### ARTICLE XXI Dissolution

Termination of the Regime shall automatically dissolve this Association. It may also be dissolved in the manner provided by law. Upon dissolution those funds held by the Association for the Co-Owners shall be turned over to the Association's successor as governing entity of the Regime, or if the Regime be terminated, after payment of all debts and expenses, divided as provided according to the percentage ownership interests of the Co-Owners in the Common Elements and disbursed as provided in The Act and/or the Master Deed, provided, however, the residual of any property of any nature owned by the Association not held by it on behalf of the Co-Owners or any of them, shall, if appropriate, be turned over to one or more organizations which, themselves, are exempt from Federal Income Tax as organizations described in Sections 501(e) (3) and 170(c) of the Internal Revenue Code and from Tennessee Income Tax, or to the Federal, State or Local Government for exclusively public purposes.

