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**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR CHAPMANS RETREAT**

This Declaration of Covenants, Conditions, and Restrictions is made this the 30th day of July, 2001, by Achiever Development Corporation, a Tennessee corporation, (hereinafter referred to as "Declarant"), for itself, its successors, grantees, and assigns,

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Properties"). Declarant intends by this Declaration to impose upon the Properties mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of residential property within Chapmans Retreat, the planned unit development located in Williamson County, Tennessee, made subject to this Declaration and amendments thereto by the recording of this Declaration. Declarant desires to provide a flexible and reasonable procedure for the overall development of the Properties and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties as is now or may hereafter be submitted to this Declaration;

WHEREAS, Declarant desires that the Properties be held, sold and conveyed subject to the provisions of this Declaration;

NOW, THEREFORE, Declarant hereby declares that all of the Properties shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions. Such easements, restrictions, covenants and conditions are for the purpose of protecting the value and desirability of the Properties, and shall run with the real property submitted to this Declaration. They shall be binding on all parties having any right, title, or interest in the described Properties or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
Definitions

Section 1. "Assessments" shall mean Assessments for Common Expenses provided for herein which shall be used for the purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Owners and occupants of the Residential Units and of maintaining the Properties, all as may be specifically authorized from time to time by the Board of Directors and as more specifically authorized below.

Assessments shall be levied equally against Owners of Residential Units for such purposes as authorized by this Declaration or by the Board of Directors from time to time, provided that in the event of Assessments for exterior maintenance, insurance, or replacement reserves which pertain only to particular Residential Units, such Assessments shall be levied upon a pro rata basis among benefited Owners.

There shall be an Annual Assessment, which shall mean the amount assessed yearly against such Owner as established from time to time by the Board. There may be Special Assessments assessed from time to time against each Owner, or a particular Owner, for construction, reconstruction, repair, or replacement of capital improvements to be established, collected, and used as provided herein.

Section 2. "Association" shall mean and refer to Chapmans Retreat Homeowners Association, Inc., a Tennessee Not for Profit Corporation, its successors and assigns. The "Board of Directors" or "Board" shall be the elected body responsible for managing the affairs of the Association. The By-Laws for said Association are attached hereto as Exhibit "B".

Section 3. "Common Area" shall mean all real and personal property, including the Properties, but excluding Residential Units, components thereof and easements appurtenant thereto, now or hereafter owned by the Association for the common use and enjoyment of the Owners, including, but not limited to, any and all streets, roads, bridges, parking areas, drainage facilities, ponds, waterways, fences, structures, sidewalks, curbs, signs, lights, common utilities, and other improvements. The initial Common Area to be owned by the Association shall be conveyed to the Association prior to the conveyance of a Residential Unit to any purchaser.

Section 4. "Common Expenses" shall mean and include the actual and estimated expenses of operating the Association and maintaining the Common Area, and those portions of the Additional Maintenance Area which the Association is responsible for maintaining pursuant to Article VIII, Section 2, including any reasonable reserve, all as

may be found to be necessary and appropriate by the Board pursuant to this Declaration, the By-Laws, and the Articles of Incorporation of the Association.

Section 5. "Declarant" shall mean Achiever Development Corporation, its successors and assigns, provided such successors and assigns are designated in writing by Declarant or its successor or assign by the rights of the Declarant set forth herein.

Section 6. "Member" shall mean and refer to a person or entity entitled to membership in the Association, as provided herein.

Section 7. "Mortgage" shall include a deed of trust, as well as a mortgage.

Section 8. "Mortgagee" shall include a beneficiary or holder of a deed of trust, as well as a mortgagee.

Section 9. "Mortgagor" shall include the trustor of a deed of trust, as well as a mortgagor.

Section 10. "Owner" shall mean and refer to one or more persons or entities, including Declarant, who hold the record title to any Residential Unit which is part of the Properties, but excluding in all cases any party holding an interest merely as security for performance of an obligation. If a Residential Unit is sold under a recorded contract of sale, the purchaser (rather than the fee owner) will be considered the Owner.

Section 11. "Person" shall mean a natural person, a corporation, a partnership, trustee, or other legal entity.

Section 12. "Plat" shall mean the recorded plan of the Properties, of record in Book 32, page 28, in the Register's Office for Williamson County, Tennessee.

Section 13. "Properties" shall mean and refer to the real property described in Exhibit "A" attached hereto.

Section 14. "Residential Unit" or "Unit" shall mean a portion of the Properties intended for any type of independent ownership for use and occupancy as a residence by a single family, whether a residence is constructed thereon or not. All Residential Units shall be shown and identified as numbered lots or units upon the Plat. A Residential Unit shall include all easement rights appurtenant to such Unit as set forth herein or as shown on the Plat.

ARTICLE II **Property Rights**

Every Owner shall have a right and easement of enjoyment in and to the Common Area, subject to any restrictions or limitations contained in any Deed or amendment to this Declaration conveying to the Association or subjecting to this Declaration such property. Any Owner may delegate his or her right of enjoyment to the members of his or her family, tenants, and social invitees subject to reasonable regulation by the Board and in accordance with procedures it may adopt.

ARTICLE III **Membership and Voting Rights**

Section 1. Membership. Every Person who is the record owner of a fee or undivided fee interest in any Residential Unit that is subject to this Declaration shall be deemed to have a membership in the Association. Membership shall be appurtenant to and may not be separated from such ownership, and any transfer of a Residential Unit shall operate automatically to transfer to the new record owner thereof the membership in

the Association appurtenant thereto. The foregoing is not intended to include persons who hold an interest merely as security for the performance of an obligation, and the giving of a security interest shall not terminate the Owner's membership. No Owner, whether one or more persons, shall have more than one (1) membership per Residential Unit owned.

In the event the Owner of a Residential Unit is more than one person or entity, votes and rights of use and enjoyment shall be as provided herein. The rights and privileges of membership, including the right to vote, may be exercised by a member or a member's spouse, but in no event shall more than one (1) vote for each class of membership applicable to a particular Residential Unit be case for each Residential Unit, except for Class "B" members as set forth below.

Notwithstanding the foregoing, Declarant may at any time assign, pledge, hypothecate or alienate its membership, but any transfer by Declarant of title to a Residential Unit shall automatically transfer the membership in the Association appurtenant thereto, free and clear from any such assignment.

Section 2. Voting. The Association shall have two (2) classes of membership, Class "A" and Class "B", as follows:

(a) Class "A". Class "A" members shall be all Owners with the exception of the Class "B" members, if any.

Class "A" members shall be entitled on all issues to one (1) vote for each Residential Unit in which they hold the interest required for membership by Section 1 hereof; there shall be only one (1) vote per unit. When more than one Person holds such interest in any Residential Unit, the vote for such Residential Unit shall be exercised as

those Persons themselves determine and advise the Secretary of the Association prior to any meeting according to the procedures and other requirements set forth in the By-Laws. In the absence of such advice, the Residential Unit's vote shall be suspended in the event more than one Person seeks to exercise it.

Any Owner of Residential Units which are leased may, in the lease or other written instruments, assign the voting right appurtenant to the Residential Unit to the lessee, provided that a copy of such instrument is furnished to the Secretary of the Board of Directors prior to any meeting.

(b) Class "B". Class "B" members shall be the Declarant and any successor of Declarant who takes title for the purpose of development and sale and who is designated as such in a recorded instrument executed by Declarant or its successor. The Class "B" members shall originally be entitled to four (4) votes for each Residential Unit owned. The Class "B" membership shall terminate and become converted to Class "A" memberships upon the happening of the earlier of the following:

(i) when the total outstanding Class "A" votes with respect to the Properties equal or exceed seventy-five percent (75%) of the total number of Units;

(ii) the 1st day of June, 2007;

From and after the happening of these events, whichever occurs earliest, the Class "B" member shall be deemed to be Class "A" members entitled to one (1) vote for each Residential Unit in which it holds the interest required for membership under Section 1 hereof. At such time, the Declarant shall call a meeting, as provided in the By-Laws for special meetings, to advise the membership of the termination of Class "B" status.

ARTICLE IV
Maintenance and Alteration of Units

Section 1. Association's Responsibility. The Association shall maintain and keep in good repair the Common Area, such maintenance to be funded as hereinafter provided. This maintenance shall include, but not be limited to maintenance, repair, and replacement, subject to any insurance then in effect, of all landscaping and other flora on the Common Area, and structures, and improvements situated upon the Common Areas, as set forth more fully in Article VIII.

Section 2. Owner's Responsibility. In accordance with this Declaration, and except as provided in Article VIII, all maintenance of the interior and exterior portions of the Residential Unit, all structural components of the Residential Unit, and other improvements not maintained by the Association shall be the sole responsibility of the Owner thereof. Specifically, further Residential Owner requirements are as follows:

(a) Except as reserved herein to the Declarant, no Residential Unit Owner shall make any alteration upon the Residential Unit without first obtaining the written approval of the Board of Directors of the Association. A copy of the plans for all such work prepared by an architect, licensed to practice in this state, shall be filed with the Association prior to the start of the work unless such requirement is waived in writing by the Directors of the Association. The time of performance of such work must be approved, in advance, by the Directors of the Association, or their agent.

(b) If a Unit Owner fails to maintain and repair his Unit as required herein, the Association may perform such maintenance or repair and access the Unit Owner for

all expenses incurred together with up to a twenty percent (20%) service charge for the Association's services.

(c) Residential Unit Owners, individually or by and through their builders, shall ensure that any and all sidewalks located upon or appurtenant to their property shall remain at all times in compliance with any and all governmental authorities.

ARTICLE V
Insurance and Casualty Losses

Section 1. Insurance. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain insurance for all insurable improvements on the Common Area and the Residential Units, excluding personal property contents of the Residential Units against loss or damage by fire or other hazards, including extended coverage, vandalism, and malicious mischief. This insurance shall be in an amount sufficient to cover the full replacement costs of any repair or reconstruction in the event of damage or destruction from any such hazard.

The Board shall also obtain a public liability policy covering the Common Area, the Association and its members for all damage or injury caused by the negligence of the Association or any of its members or agents. The public liability policy shall have at least a One Million Dollar (\$1,000,000.00) single person limit as respects bodily injury and property damage, a One Million Dollar (\$1,000,000.00) limit per occurrence, and a Five Hundred Thousand Dollar (\$500,000.00) minimum property damage limit.

Premiums for all insurance as required by this Article V shall be Common Expenses of the Association. The policy or policies may contain a reasonable deductible, and the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost. Cost of insurance coverage shall be included in the Annual Assessment, as defined in Article IX, Section 1.

All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association as Trustee for the respective benefited parties, as further identified in (b) below. Such insurance shall be governed by the provisions hereinafter set forth:

(a) All policies shall be written with a company licensed to do business in Tennessee and holding a rating of BBB+ or better in the Financial Category as established by A.M. Best, if reasonably available, or, if not available, the most nearly equivalent rating.

(b) All insurance policies shall be for the benefit of the Residential Unit Owners and their mortgagees as their interests may appear.

(c) Exclusive authority to adjust losses under policies in force on the Properties obtained by the Association shall be vested in the Association's Board of Directors; provided, however, no mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

(d) In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners, occupants, or their mortgagees.

(e) All casualty insurance policies shall have an inflation guard endorsement, if reasonably available, and an agreed amount endorsement with an annual review by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with the construction in the Williamson County area.

(f) The Association's Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:

(i) a waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its Manager, the Owners, and their respective tenants, servants, agents and guests;

(ii) a waiver by the insurer of its rights to repair, and reconstruct, instead of paying cash;

(iii) that no policy may be cancelled, invalidated or suspended on account of any one or more individual Owners;

(iv) that no policy may be cancelled, invalidated, or suspended on account of the conduct of any Director, officer, or employee of the Association or its duly authorized agent without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, any Owner, or mortgagee;

(v) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and

(vi) that no policy may be cancelled or substantially modified without at least thirty (30) days' prior written notice to the Association.

In addition to the other insurance required by this Section, the Board shall obtain, as a Common Expense, workman's compensation insurance, if and to the extent necessary, and a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Association's funds. The amount of fidelity coverage shall be determined in the directors' best business judgment, but may not be less than three (3) months' Assessments, plus reserves on hand. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and may not be cancelled or substantially modified without at least thirty (30) days' prior written notice to the Association.

Section 2. Disbursement of Proceeds. Proceeds of insurance policies shall be disbursed as follows:

(a) If the damage or destruction for which the proceeds are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repairs or reconstruction to the Commons Area or, in the event no repair or reconstruction is made, after making such settlement as is necessary and appropriate with the affected Owner or Owners and their mortgagee(s) as their interests may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of any mortgagee of a Residential Unit and may be enforced by such mortgagee.

(b) If it is determined, as provided for in Section 3 of this Article, that the damage or destruction to the Common Area for which the proceeds are paid shall not be repaired or reconstructed, such proceeds shall be disbursed in the manner as provided for excess proceeds in Section 2(a) hereof.

(c) With regard to insurance proceeds relating to any Additional Maintenance Area, such proceeds are to be used exclusively for the reconstruction and repair so such improvements as are damaged.

Section 3. Damage and Destruction.

(a) Immediately after the damage or destruction by fire or other casualty to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors, or its duly authorized agent, shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the costs of repair or reconstruction of the damaged or destroyed Properties. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Properties to substantially the same condition in which it existed prior to the fire or other casualty.

(b) Any damage or destruction to the Common Area shall be repaired or reconstructed unless at least seventy-five percent (75%) of the total eligible vote of the Association shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the costs of repair or reconstruction, or both, are not made available to the Association within said

period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No mortgagee shall have the right to participate in the determination of whether the Common Area damage or destruction shall be repaired or reconstructed.

(c) In the event that it should be determined by the Association in the manner described above that the damage or destruction of the Common Area shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the damaged portions of the Common Area shall be restored to its natural state and maintained as an undeveloped portion of the Common Area by the Association in a neat and attractive condition.

Section 4. Repair and Reconstruction. If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the members, levy a Special Assessment against the Owners in proportion to the number of Residential Units owned by such Owners. Additional Assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

ARTICLE VI
No Partition

Except as is permitted in the Declaration or amendments thereto, there shall be no physical partition of the Common Area or any part thereof, nor shall any Person acquiring any interest in the Properties or any part thereof seek any such judicial partition until the happening of the conditions set forth in Section 3 of Article V in the case of damage or destruction, or unless the Properties have been removed from the provisions of this Declaration. This Article shall not be construed to prohibit the Board of Directors from acquiring and disposing of tangible personal property nor from acquiring title to real property which may or may not be subject to this Declaration.

ARTICLE VII **Condemnation**

Whenever all or any part of the Common Area shall be taken (or conveyed in lieu of an under threat of condemnation by the Board acting on the written direction of all Owners) by any authority having the power of condemnation or eminent domain, the award made for such taking shall be payable to the Association as Trustee for all Owners and shall be disbursed as follows:

If the taking involves a portion of the Common Area on which improvements have been constructed, then, unless within sixty (60) days after such taking the Declaran and at least seventy-five percent (75%) of the total eligible vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Area to the extent lands are available

therefore, in accordance with plans approved by the Board of Directors of the Association.

If such improvements are to be repaired or restored, the above provisions in Article V hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after any such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board of Directors of the Association shall determine.

ARTICLE VIII
Rights and Obligations of the Association

In addition to the powers delegated to it by the Charter, the Association shall have the obligation to perform each of the following duties:

Section 1. Operation and Maintenance of Common Area. To operate, maintain, and otherwise manage or provide for the operation, maintenance, and management of the Common Area, together with all easements for operation and maintenance purposes and for the benefit of the Association or its Members over and within the Common Area, to keep all improvements, if any, of whatever purpose from time to time located thereon in good order, condition, and repair. Any other provision of this Declaration, the Charter of the Association, or the By-Laws of the Association notwithstanding, the Association always shall maintain lien-free title to the Common Area excepting only the lien of current taxes not yet due and payable.

Section 2. Water and Other Utilities. To acquire, provide, and/or pay for, water, sewerage, garbage disposal, electrical, telephone, gas and other necessary utility services for the Common Area.

Section 3. Taxes and Assessments. To pay all real and personal property taxes and assessments separately levied upon or assessed against the Association and/or of the property owned by the Association. Such taxes and assessments may be contested or compromised by the Association; provided, however, that they are paid or a bond in an amount at least equal to such taxes and assessments if posted prior to the sale or other disposition of any property to satisfy the payment of such taxes or assessments.

Section 4. Insurance. To obtain from reputable insurance companies qualified to do business in the State of Tennessee, with a financial rating by Best's Insurance Reports of BBB+ or better, and maintain in force at all times such insurance as is required by this Declaration.

Section 5. Personal Property and Real Property for Common Use. The Association, through action of its Board of Directors, may acquire, hold, and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests within Williamson County conveyed to it by the Declarant.

Section 6. Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions may include reasonable monetary fines and

suspension of the right to vote and the right to sue the Common Area. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances.

The Board shall be entitled to collect all court costs and attorneys' fees incurred in the enforcement of such rules and regulations from any Owner who violates such rules and regulations. Imposition of sanctions shall be as provided in the By-Laws. In addition, the Association, through the Board, may by contract or other agreement, enforce county ordinances or permit Williamson County to enforce ordinances on the Properties for the benefit of the Association and its members.

Section 7. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

ARTICLE IX **Assessments**

Section 1. Creation of Assessments. There are hereby created Assessments for Common Expenses as may be from time to time specifically authorized by the Board of Directors. The Annual Assessment shall be allocated equally among all Residential Units within the Association, except for Units owned by Declarant for which the Annual Assessments shall be separately determined. The Annual Assessments shall be for expenses determined by the Board to be for the benefit of the Association as a whole except for the Annual Assessments charged for Units owned by the Declarant which Assessments shall only be for expenses determined by the Board to be for the use and

benefit of Declarant, and which Assessments shall exclude expenses which do not benefit Declarant. Special Assessments may be levied against all Residential Units when all Units are benefited, or against a Residential Unit or Residential Units in particular portions of the Properties when, in the opinion of the Board, the Special Assessments benefit less than the Association as a whole. Each Owner, by acceptance of his or her deed, is deemed to covenant and agree to pay these assessments. Any such assessments, together with interest at the highest rate allowable under the laws of Tennessee, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Residential Unit against which each assessment is made.

Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of such Residential Unit at the time the assessment arose, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except no first Mortgagee who obtains title to a Residential Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title. Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, acceleration of the annual assessment for delinquents; unless the Board otherwise provides, the assessments shall be paid in monthly installments.

The Association is specifically authorized and encouraged to seek public and private funds to help defray, in whole or in part, the expenses for which assessments would be necessary. To the extent received, such funds shall be used to reduce the

assessments otherwise required by the budget in Section 2. The Association is specifically authorized to enter into subsidy contracts with Declarant or other entities for the payment of some portion of the Common Expenses. Such contract or contracts shall be for the benefit of and enforceable by the Association and its members.

Section 2. Computation of Annual Assessment. It shall be the duty of the Board, at least sixty (60) days before the beginning of the fiscal year and thirty (30) days prior to the meeting at which the budget shall be presented to the membership, to prepare a budget covering the estimated costs of operating the Association during the coming year. The budget shall include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared. The Board shall cause a copy of the budget, and the amount of the Assessments to be levied against each Residential Unit for the following year to be delivered to each Owner at least fifteen (15) days prior to the meeting. The budget and the Assessments shall become effective unless disapproved at the meeting by a vote of at least a majority of both classes of the total Association membership.

Notwithstanding the foregoing, however, in the event the membership disapproves the proposed budget or the Board fails for any reason so to determine the budget for the succeeding year, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the then current year shall continue for the succeeding year.

Section 3. Special Assessments. In addition to the Annual Assessments authorized above, the Board may levy, during any calendar year, but in no event prior to

the first annual meeting of the Members, Special Assessments, applicable only to that year, to be used solely to defray, in whole or in part, the cost of any construction, reconstruction, or unexpected expense.

Section 4. Lien for Assessments. To secure the payment of any Assessment, a lien is expressly retained in favor of the Association on each and every Residential Unit. Such lien shall be prior and superior to all other liens, except (1) all taxes, bonds, assessments, and other levies which by law would be superior thereto, and (2) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value.

Assessments and Special Assessments and installments thereon, made on or before fifteen (15) days after the date when due shall bear interest, but all sums not paid on or before fifteen (15) days after the date when due shall bear interest at the rate of fifteen percent (15%) per annum or at such other rate of interest allowed under applicable laws and shall be subject to a late charge amount as may be adopted by the Association Board of Directors. All payments upon account shall first be applied to late charges, then interest, and then to assessment payments first due.

The Association shall have a lien for unpaid assessments as provided for by this Declaration. Such lien shall also secure reasonable attorney's fees and all costs of collection incurred by the Association incident to collecting of such assessment or enforcement of such lien.

The Residential Unit Owner and his grantees shall be jointly and severally liable for all unpaid assessments due and payable at the time conveyance, but without

prejudice to the rights of the grantees to recover from the grantor the amounts paid by the grantee for delinquent assessments. Such liability may not be avoided by a waiver of a use of any common element or by the abandonment of the Residential Unit. The Association shall have the right to sue for and collect any such unpaid assessments, to foreclose upon the lien securing the assessments or to institute any other competent proceeding. In any event, the Association shall be entitled to recover all delinquent payments, together with late charges, interest, and all costs of collection, including reasonable attorney's fees.

Any lien for unpaid assessments or charges extinguished by foreclosure of a first or other prior mortgage, or by a deed in lieu of such foreclosure, may be reallocated and assessed by the Association to all of the Residential Units as a common expense.

Section 5. Capital Budget and Contribution. As noted in Article IX, Section 2, above, the Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect both to amount and timing by Annual Assessments over the period of the budget. The capital contribution required shall be fixed by the Board and included within the budget and assessment, as provided in Section 2 of this Article. A copy of the capital budget shall be distributed to each member in the same manner as the operating budget. The Declarant reserves the right to require the contribution from a builder in an amount equal to two times the monthly

assessment as an initial capital contribution. In that event, the builder would receive full reimbursement of those funds at closing at purchaser's expense.

Section 6. Certificate of Payment. The Board shall upon request and for a reasonable charge not to exceed \$25.00, furnish to any Person a certificate, signed by an officer of the Association, setting forth whether or not all Assessments, whether Annual or Special, on a specified Residential Unit have been paid.

ARTICLE X **Architectural Standards**

The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdictions decisions of the Committee established in Section 1 of this Article. This Article may not be amended without the Declarant's written consent, so long as the Declarant owns any land subject to this Declaration or subject to annexation to this Declaration.

The Declarant at the time of sale and/or the plat is recorded for each Section of CHAPMANS RETREAT has the right to establish restrictions and/or design standards as they relate to the construction of residences for that Section. Design standards for Section I are attached hereto as Exhibit "C".

Section 1. Modifications Committee. The Modifications Committee (MC) shall consist of at least three (3) and not more than five (5) members, all of whom shall be appointed by the Board of Directors; provided, however, that during the first five (5) years following the recordation of this Declaration, Declarant shall have the sole and exclusive right to appoint one of the five members of the MC, and such member, or his or he

successor, shall be entitled to serve on the MC throughout said five (5) year period. The MC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Residential Units or structures containing Residential Units and the open space, if any, appurtenant thereto; provided, however, the MC may delegate this authority to the appropriate board or committee of any residential association subsequently created or subsequently subjected to this Declaration so long as the MC has determined that such board or committee has in force review and enforcement practices, procedures, and appropriate standards at least equal to those of the MC. Such delegation may be revoked and jurisdiction reassumed at any time by written notice.

The MC shall promulgate detailed Standards and Procedures governing its area of responsibility and practice. In addition thereto, the following shall apply. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the MC for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. An Owner may paint the interior of his residence any color desired. In the event the MC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

ARTICLE XI
Use Restrictions

Section 1. In addition to all other covenants contained herein, the use of the Properties is subject to the following:

(a) Residential Use. Except as otherwise provided in this Declaration, each Residential Unit shall be used as a residence and for no other purposes, and there shall not be constructed or maintained upon any Residential Unit more than one singly-family residence. Except as otherwise provided in this Declaration, the Common Area shall be used for recreational, social, and other purposes directly related to the singly-family use of the Residential Units authorized hereunder.

(b) Association to Landscape Common Area. The Association shall have the right and the obligation at any time to plant, replace, maintain, and cultivate shrubs, trees, grass, plantings, and other landscaping upon the Common Area.

(c) Signs and Billboards. No sign or billboard of any kind shall be displayed to the public view on any Residential Unit or portion of the Common Area, except for (1) directional or informational signs, established by Declarant or the Association, (2) signs used by Declarant, or by its successors or assigns, to advertise the Properties, provided such signs are located on the Common Area or on Residential Units owned by Declarant.

(d) Quiet Enjoyment. No noxious or offensive activity shall be carried on, in or upon any Residential Unit or any part of the Properties, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood, that shall interfere in any way with each Owner's quiet enjoyment of his respective Residential

Unit, or that shall increase the rate of insurance in any way. The provisions of this Paragraph are subject to the rights of Declarant and its successors and assigns to develop the Properties as provided in Article XII, Section 7.

(e) Temporary Structures. No structure of a temporary character, or other out-building shall be placed or used on or about the Common Area at any time as a residence or otherwise, either temporarily or permanently. No trailer, camper, boat, or similar equipment shall be permitted to remain upon or within the Common Area unless on a space designated for such use by the Association. Declarant or its agents shall have the right to conduct any business necessary for the sale of Residential Units, including showing model units and maintaining a sales and/or construction office on the Common Area or in any Residential Units owned by Declarant. In furtherance thereof Declarant shall have an easement over all of the Common Area for ingress, egress, and parking for itself, its agents, employees, and prospective buyers of Residential Units for so long as Declarant or any subsidiary or affiliated company owns any interest in the Properties.

(f) Animals. No animals, reptiles, rodents, livestock, birds, fish, or poultry of any kind shall be raised, bred or kept in or on the Common Area, except that dogs, cats, or such other pets approved by the Association, may be kept on the premises of a Residential Unit, provided such pets are not kept, bred, or maintained for any commercial purposes or in unreasonable numbers. In no event will the total number of dogs, cats, or such other household pets approved by the Association be more than four. In any event, each Owner shall be absolutely liable to all remaining Owners, their families, guests, invitees and tenants and the Association for any and all damage to person or property

caused by any pets brought or kept in or upon any Residential Unit or on the Common Area or by any Owner or by members of his family, guest or invitees. Upon the written request of any Owner, the Board shall determine conclusively, in its sole and absolute discretion, whether, for the purpose of this Paragraph (g), a particular species of animal, bird, fowl, poultry, or livestock is a generally recognized house or yard pet and whether that pet(s) causes a nuisance, or whether the number of animals and/or birds is reasonable.

(h) Exterior Structures. No fences, ornamental screens, awnings, screen doors, sunshades, walls, or hedges shall be erected or permitted upon a Residential Unit except such as are installed in accordance with the initial construction of the improvements unless approved by the Association. No building, including out-buildings, patios, fences, and porches, shall be removed from, erected on, placed or altered on any portion of the Residential Unit until the construction plans and specifications and a plan showing the exact location of the structure or improvements has been approved in writing by the Association with respect to quality of workmanship and materials, harmony of external design with existing structure or structures, and location. Any alteration in the exterior color of any structural improvement shall be subject to the prior approval of the Association. The prohibitions set forth herein shall not apply to Declarant.

(i) Parking - Motor Vehicles. The Board of Directors may impose rules and regulations not inconsistent with this Declaration with respect to the maintenance and use of parking spaces provided on the Residential Units and Common Area and the uses operating and control of motor vehicles thereon.

(j) Exterior Radio and Television Equipment. Unless approved by the Association, no towers, antennae, aerials, or other facilities for the reception or transmission of radio or television broadcasts or other means of communication shall be erected and maintained or permitted to be erected and maintained on any portion of the Residential Unit or Common Area.

(k) Garbage Collection. All refuse containers shall be kept in such a manner as not to be visible from neighboring property or contiguous streets, and all storage areas shall be kept in a neat and orderly condition. No incinerators shall be kept or maintained on or about the Common Area or any Residential Unit.

(l) Taxes and Utilities. Each Owner shall pay all real and personal property taxes or charges assessed against his respective Residential Unit and the utility charges for said Residential Unit.

(m) Infections, Plant Diseases or Insects. No Owner shall permit any thing or condition to exist upon any portion of such Owner's Residential Unit allocated to such Unit that shall induce, breed, or harbor infections, plant diseases, vermin or noxious insects.

(n) Compliance with Laws. Each Owner shall comply promptly with all laws, statutes, ordinances, rules, and regulations of federal, state, or municipal governments or authorities applicable to use, occupancy, construction, and maintenance of any improvements upon the Residential Units.

Section 2. Additional Restrictions. The Board of Directors shall be entitled to invoke additional rules and regulations from time to time for the operation, use, and

maintenance of the Properties, including the Units and Common Area, provided such rules and regulations are not inconsistent with this Declaration.

Section 3. Inspection and Enforcement.

(a) During reasonable hours, any member or representative of the Board shall have the right to enter upon and inspect any portion of the Properties and the improvements thereon for the purpose of ascertaining whether or not the provisions of this Declaration are in compliance. Such Persons shall not be deemed guilty of trespass by reason of such entry, provided 24 hours' prior written notice has been given to the effected Owner of any Residential Unit.

(b) In the event that an Owner fails to comply with the provisions of this Article, or any other provisions of this Declaration, the Board shall notify such Owner in writing of such lack of compliance, which notice shall specify the nature of such lack of compliance. If, within five (5) days following receipt of such notice, such Owner (1) fails to remedy such lack of compliance and (2) fails to deliver written notice to the Board requesting a hearing before the Board with regard to the matters of non-compliance set forth in such notice, the Association may enter in or upon such Owner's Residential Unit for the purpose of remedying the matters set forth in such notice and shall not be liable for trespass in connection with such entry. If the Owner timely requests a hearing before the Board, the Board shall promptly hold a hearing and shall provide the Owner with at least seven (7) days' written notice concerning the date, time, and place thereof. At the hearing, the Owner will have an opportunity to discuss with the Board the merits of the claims set forth in the Board's original notice of noncompliance and the Board will determine what

action, if any, is to be taken by the Owner. The decision of a majority of the members of the Board present at the hearing will be binding on the Association and the Owner. In the event that it is determined that the Owner has not complied with the provisions of this Article, the Board shall establish a reasonable time within which the Owner shall comply. If the Owner fails to comply within such time period, the Association may enter in or upon the Owner's Residential Unit for the purpose of remedying such matters and shall not be liable for trespass in connection therewith. The cost of remedying an Owner's failure to comply with the provisions of this Article shall be assessed to the Owner by the Board. Such assessment shall be due and payable thirty (30) days from the date of written notice thereof and shall be collected and enforced in the manner provided in Article IX of this Declaration.

(c) Notwithstanding anything to the contrary herein contained, the Association, acting through the Board, may elect to enforce any provision of the Declaration or the rules and regulations of the Association by self help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the procedures set forth in Article XI(b) above. In any such actions, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorneys' fees actually incurred.

ARTICLE XII
General Provisions

Section 1. Term. The covenants and restrictions of the Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or the owner of any Properties subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by sixty-seven (67%) per cent of the then Owners, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same.

Section 2. Amendment.

(a) Prior to the conveyance of the first Unit, Declarant may unilaterally amend this Declaration. After such conveyance, the Declarant may unilaterally amend this Declaration so long as it has the unilateral right to annex additional property to the Declaration for development as part of these Properties and so long as the amendment has no material adverse effect upon any right of any Owner; thereafter and otherwise, this Declaration may be amended only by the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of Class "A" Members representing sixty-seven (67) percent of the total votes of the Association, and the written approval of the Class "B" Member, so long as the Class "B" membership exists. So long as the Class "B" membership exists, any amendment to these By-Laws shall also require the written

consent of the U.S. Veterans Administration ("VA") or the Department of Housing and Urban Development (HUD) if the VA or HUD has guaranteed the Mortgage on any Unit.

However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. No amendment shall be effective until recorded in the public records of Williamson County in Franklin, Williamson County, Tennessee. Additionally, the Declarant reserves the unilateral right to amend these By-Laws in the event said amendment is required by any municipal, governmental, quasi-governmental institution or any permanent lending institution.

(b) No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege.

(c) The Declarant absolutely reserves the right to amend this Declaration without the approval or consent of the Class A members concerning any matters which may be promulgated or required by any municipal, governmental, quasi-governmental or permanent lending institution for the purposes of obtaining acquisition and development or construction financing or permanent financing for any Residential Units.

Section 3. Indemnification. The Association shall indemnify every officer and director against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suite, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an

officer or director. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Association shall, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

Section 4. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws of the Association, his or her right of enjoyment to the Common Area and facilities to the members of his or her family, tenants, and social invitees, subject to such rules and regulations as the Board of Directors may adopt.

Section 5. Easements for Utilities, Etc.

(a) There is hereby reserved to the Declarant and granted to the Association blanket easements upon, across, over, and under all of the Properties for ingress, egress, installation, replacing, repairing, and maintaining master television antenna systems, security, and similar systems walkways, and all utilities, including, but not limited to, water, sewers, telephone, gas, and electricity. The Board shall, upon written

request, grant such easements as may be reasonably necessary for the development, maintenance or alteration of any Properties described in Exhibit "A" or as "Future Development" on the Plat.

(b) Declarant hereby reserves unto itself and the Association, or their duly authorized agents and representatives, such easements as are necessary to perform the duties and obligations of the Association as set forth in this Declaration, the Charter, By-Laws, and Association Rules.

(c) Notwithstanding anything herein expressly or impliedly to the contrary, this Declaration and the conveyance of each Residential Unit shall be subject to all easements heretofore or hereafter granted by Declarant, by the Board, or otherwise, for the installation and maintenance of utilities and drainage facilities necessary for the use, operation, maintenance, and development of the Properties.

(d) Whenever sanitary sewer connections, water connections, or electricity, gas, or telephone lines are installed within the Properties, which connections or any portion thereof lie in or upon the Common Area or Residential Units owned by Owners other than the Owners of the Residential Units served by said connections, the Owner of each Residential Unit served by said connections is hereby granted an easement with respect to those connections and shall have the right, and hereby is granted an easement to the full extent necessary therefore, to enter upon or have the utility companies enter upon the Residential Unit of Common Area upon which said connections, or any portion thereof, lie for the purpose of repairing, replacing, and generally maintaining said connections as and when the same may be necessary.

(e) Whenever sanitary sewer connections, water connections, or electricity, gas, or telephone lines are installed within the Properties, which connections serve more than one Residential Unit, the owner of each Residential Unit served by said connections shall be entitled to full use and enjoyment of such portions of said connections as serve his Residential Unit.

(f) In the event of a dispute between Owners with respect to the repair or rebuilding of said connections, or with respect to the sharing of the cost thereof, then upon the written request to the Association of any one of such Owners, the matter shall be submitted to the Board, which shall decide the dispute and make an assessment against any or all of the Owners involved, which assessment shall be collected and enforced in the manner provided by Article IX of this Declaration.

(g) Each of the easements provided for in this Declaration shall be deemed established upon the recordation of this Declaration and thenceforth shall be deemed covenants running with the land for the use and benefit of the Residential Units and the Common Area, as the case may be, superior to all other encumbrances applied against or in favor of any portion of the Properties. In furtherance of the easements provided for in this Declaration, the individual deeds to Residential Units may, but shall not be required to, set forth said easements.

(h) Easements are reserved to Declarant, its agents and invitees to the extent necessary, as determined by Declarant, to enable Declarant to carry on any construction, development, sale, or leasing activity, as more specifically provided for in this Declaration, and whether or not said properties added to the Association by subsequent

amendment. Such easements shall include, without limitation, easements over the land to the benefit of the property described in Exhibit A and Owners thereof, for the construction, development, maintenance, use and enjoyment of said property described in Exhibit A. Said easements should include without limitation, easements for ingress and egress, easements for construction, installation, use, maintenance, repair and replacement of lines, conduits, pipes and facilities for water, sewer, gas, electric, telephone, communications, television and other utilities in connection with the building, development, maintenance, repair, replacement, and use of the property described in Exhibit A or any property annexed by subsequent amendment to any and all improvements now or hereafter thereon.

Section 6. Construction and Sale by Declarant. Notwithstanding any provisions contained in the Declaration to the contrary, so long as construction and initial sale of Residential Units shall continue, it shall be expressly permissible for Declarant to construct, maintain and carry on upon portions of the Properties, other than Residential Units owned by persons other than Declarant, such facilities and activities as, in the sole opinion of Declarant, may be reasonably required, convenient, or incidental to the construction or sale of such residences, including, but not limited to, business offices, signs, Residential Units, utilities, model units, and sales offices, and the Declarant shall have an easement for access to such facilities. The right to maintain and carry on such facilities and activities shall include specifically the right to use residences owned by the Declarant as models and sales offices. This Section may not be amended without the express written consent of the Declarant.

Section 7. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 8. Right of Entry. The Association shall have the right to enter into any Residential Unit for emergency, security, and safety, which right may be exercised by the Association's Board of Directors, officer, agents, employees, managers, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner. It is intended that this right of entry shall include the right of the Association to enter a Residential Unit to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition upon request by the Board.

Section 9. Notice of Transfer of Unit. Whenever a Residential Unit Owner shall sell, give, or otherwise transfer his/her Unit, or any interest therein, such Residential Unit Owner shall give the Association written notice, within thirty (30) days before the date of closing, of such transfer, which notice shall briefly describe the transfer and shall state the name and address of the transferee.

ARTICLE XIII

Annexation of Additional Property

Section 1. Annexation Without Approval of Class "A" Membership. As the Owner thereof, or if not the Owner, with the consent of the Owner thereof, Declarants should have the unilateral right, privilege, and option from time to time subject additional

property to this Declaration up until June 1, 2010. Such annexation shall be accomplished by filing in the public records of Williamson County, Tennessee an amendment to this Declaration annexing such property. Such supplemental Declaration shall not require the consent of members and any such annexation shall be effective upon the filing for record of such supplemental Declaration unless otherwise provided therein. Declarant shall have the unilateral right to transfer to any other persons or entities the unilateral right, privilege, and option to annex additional property which said right is herein reserved to Declarant. Annexation of additional properties, and dedication of common areas requires prior HUD-VA approval as long as a Class B membership exists.

Section 2. Acquisition of Additional Common Area. Declarant may convey to the Association additional real estate, improved or unimproved, which upon conveyance for dedication to the Association shall be accepted by the Association and thereafter shall be maintained by the Association at its expense for the benefit of all members.

Section 3. Amendment of Annexation Clause. This Article shall not be amended without the prior written consent of Declarant, so long as the Declarant owns any property described in Exhibit A or maintains a Class "B" voting interest.

ARTICLE XIV
Declarant's Rights

Any or all of the special rights and obligations of the Declarant may be transferred to other persons or entities, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that contained herein, and provided further, no such

transfer shall be effective unless it is in a written instrument signed by the Declarant and duly recorded in the Register's Office of the County of Williamson.

IN WITNESS WHEREOF, the undersigned Declarant has executed this the 30th day of July, 2001.

ACHIEVER DEVELOPMENT CORPORATION,
a Tennessee corporation

BY: J. W. Carroll
Its: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared J. W. Carroll with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Achiever Development Corporation, a Tennessee corporation the within named declarant, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President

Witness my hand and seal, at office, this 30th day of July, 2001.

Carroll J. Daines
Notary Public
My Commission Expires SEPT. 29, 2004

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SAWYER LAND SURVEYING

BK 2305 PG 686

Exhibit "A"

Surveyor's Description
Phase One, Section One
Chapman's Retreat

Being a parcel of land in Spring Hill, Eleventh Civil District, Williamson County, Tennessee, located generally on the south side of Spring Hill Duplex Road between Buckner lane and Interstate Highway 65 and known as Phase One, Section One, Chapman's Retreat, a Planned Unit Development, as of record in Plat Book P32, Page 28, R.O.W.C. and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Spring Hill Duplex Road at the northwesterly corner of the herein described tract of land, said point being located S86°43'08"E, 270.24 feet from the northeast corner of Phase Four Burtonwood as of record in Plat Book 30, Page 64, R.O.W.C.;

THENCE, with said southerly right-of-way, S 86° 43' 08" E, 327.63 feet to a point;

THENCE, continuing along said right-of-way, S 86° 51' 52" E, 734.21 feet to a point;

THENCE, along a curve to the right 92.01 feet, said curve having a central angle of 01°00'37", a radius of 5218.16 feet, a tangent of 46.01 feet and a chord of S86°21'34"E, 92.01 feet;

THENCE, leaving the southerly right-of-way of Spring Hill Duplex Road and following the approximate centerline of Aenon Creek the following twelve calls:

S 30° 41' 41" W, 128.42 feet to a point;
S 17° 16' 48" W, 124.03 feet to a point;
S 37° 11' 42" W, 157.62 feet to a point;
S 42° 10' 32" E, 95.73 feet to a point;
S 72° 44' 56" E, 151.60 feet to a point;
S 45° 03' 53" E, 386.58 feet to a point;
S 13° 22' 56" E, 69.86 feet to a point;
S 34° 23' 12" W, 149.70 feet to a point;
S 16° 05' 21" W, 196.06 feet to a point;
S 22° 30' 46" W, 161.06 feet to a point;
S 46° 07' 29" W, 214.75 feet to a point;
S 60° 35' 41" W, 80.34 feet to a point;

THENCE, leaving the centerline of Aenon Creek N 47° 12' 19" W, 421.06 feet to a point in the rear property line of Lot 21;

THENCE, with the rear property lines of lots 21-33 the following nine calls:

P.O. Box 215 Spring Hill, TN 37174-0215 931.486.1580 Fax: 931.486.1580

BK 2305 PG 687

Surveyor's Description
Page 2 of 2

S 55° 23' 36" W, 25.71 feet to a point;
N 73° 45' 52" W, 73.53 feet to a point;
N 51° 02' 52" E, 117.36 feet to a point;
N 18° 26' 09" W, 150.38 feet to a point;
N 50° 42' 58" E, 69.44 feet to a point;
N 58° 16' 46" E, 101.86 feet to a point;
N 39° 05' 02" E, 140.00 feet to a point;
N 50° 54' 58" W, 260.53 feet to a point;
N 39° 17' 02" W, 110.00 feet to a point in the easterly right-of-way line of Chapman's
Retreat Drive

THENCE, N 82° 01' 55" W, 81.69 feet to the southerly corner of Lot 60:

THENCE, with the rear property lines of Lots 53-60 the following four calls:

N 39° 17' 02" W, 87.77 feet to a point;
N 50° 54' 58" W, 238.82 feet to a point;
N 84° 17' 04" W, 155.64 feet to a point;
N 05° 42' 56" E, 317.26 feet to the Point of Beginning.

Containing 25.86 acres, more less.

Description written from the recorded plat of Phase One, Section One, Chapman's Retreat, a
Planned Unit Development, as of record in Plat Book P32, Page 28, R.O.W.C.
Being a portion of the same property conveyed to Achiever Development Corporation by Deed of
record in Book 2174, Page 95, R.O.W.C.

Sawyer Land Surveying
File 01-013
September 18, 2001



EXHIBIT "B"

BY-LAWS

Of

CHAPMANS RETREAT HOMEOWNERS ASSOCIATION, INC.

Prepared by:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
Post Office Box 198985
Nashville, Tennessee 37219-8985
(615) 256-9999

EXHIBIT C

DESIGN STANDARDS FOR CHAPMANS RETREAT SECTION I

The following Design Standards for Chapmans Retreat, Section I, are to run concurrently with and hereby made subject to the Declaration of Covenants, Conditions and Restrictions ("CC&R's") of the Chapmans Retreat Homeowners Association as recorded in the Register's Office for Davidson County, Tennessee. If there exists a conflict between these Design Standards with the Articles of Incorporation, the CC&R's or the By-Laws, then the later shall prevail.

The Design Standards for Section I of Chapmans Retreat are as follows:

1. Type of Building. Each lot may be used for the sole purpose of constructing a detached single family residential building.
2. Building Floor Area. A minimum living area of any residence constructed on any lot, inclusive of basements, garages, porches, breezeways, storage, terraces and similar appurtenances shall be as follows:
 - a) A residence shall have a minimum of 1,350 square feet.
3. Exterior Materials To Be Used. The exterior portion of the residences for Section I may be brick, wood or vinyl siding, dryvit, or similar material or a combination thereof. Real stone is by permission of the Declarant only. The Declarant reserves the right to grant a variance in regards to the brick requirement on a case by case basis.
4. Driveways. All driveways must be poured concrete.
5. Mailboxes. The Declarant shall promulgate rules and regulations concerning the style and locations of mailboxes.

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State of Tennessee, County of WILLIAMSON
 Received for record the 07 day of
 NOVEMBER 2001 at 2:15 PM. (RECH 444190)
 Recorded in official records
 Book 2305 pages 647- 707
 Notebook 68 Page 52
 State Tax \$.00 Clerks Fee \$.00,
 Recording \$ 307.00, Total \$ 307.00.
 Register of Deeds SABIE WADE
 Deputy Register JESSICA MANGELUM

