




Tom Leatherwood
Shelby County Register

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01/16/2004 - 02:21 PM	
28 PGS : R - SUB RESTRICTION	
PATRICK 199880-4010429	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	140.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	142.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

This Instrument prepared
by and Return to:

Stewart G. Austin, Jr., Esq.
GLANKLER BROWN, PLLC
6000 Poplar Avenue, Suite 100
Memphis, Tennessee 38119

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

THE VILLAGE AT ALMADALE FARMS P.D.

THIS DECLARATION is made, published and declared this 12th day of November, 2003, by COLLIERVILLE LAND COMPANY, INC., a Tennessee corporation (the "Declarant" or "Developer") and any and all persons, firms or corporations hereinafter acquiring any of the within described property:

WHEREAS, the Declarant is the fee simple owner of a certain tract of real property in Shelby County, Tennessee, which property is more particularly described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the Developer has caused to be prepared a plan for the development of the Property, to be known as "The Village of Almadale Farms" into residential lots, together with certain common areas for the use, benefit and enjoyment of the owners of the lots in common with each other; and

WHEREAS, the Developer has caused a plat of the Property to be filed in Plat Book 204, Page 54, re-recorded in Plat Book 205, Page 52, in the Register's Office of Shelby County, Tennessee ("Plat"); and

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

NOW, THEREFORE, in consideration of the premises, the Declarant does hereby publish and declare that all or any portion of the Property described in Exhibit "A" is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations (and subject to all easements, conditions, restrictions, etc., as set out in the Plat, Exhibit "B"), all of which are declared and agreed to be in furtherance of a plan for the development and improvement of the said Property,

and the said covenants, conditions, restrictions, uses, limitations and obligations shall run with the land and shall be a burden and a benefit to the Declarant, its successors and assigns, and any person or legal entity acquiring or owning any interest in any portion of the said Property or any improvements thereon, their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I. DEFINITIONS

The following words when used in this Declaration shall have the following meaning:

Section 1. "Association" shall mean and refer to The Village of Almadale Farms Homeowners' Association, Inc., a nonprofit, non-stock corporation incorporated under the laws of the State of Tennessee, its successors and assigns. The Association's Charter and Bylaws are attached hereto marked Exhibits "C" and "D", respectively, and made a part hereof.

Section 2. "Declarant" shall mean Collierville Land Company, Inc., with offices at 3284 Shea Road, Collierville, Tennessee 38017, its successors and assigns. "Declarant" shall be synonymous with "Developer" for purposes of this Declaration.

Section 3. "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions, and any supplementary declaration filed hereto, as this Declaration may, from time to time, be amended in accordance with its terms.

Section 4. "Lot" shall mean and refer to the plots of land designated with Numbers 1 through 99, inclusive, as shown on Exhibit "B" attached hereto. For all purposes hereunder, it shall be understood and agreed that Declarant shall be the Owner of all of said Lots, save and except only those particular Lots which Declarant conveys in fee simple title by recordable deed from and after the date hereof. Ownership of a Lot hereunder shall include an undivided pro rata interest in the Common Area owned by the Association.

Section 5. "Member" shall mean and refer to every Person who holds membership in the Association.

Section 6. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation, provided, however, that the purchaser at a foreclosure sale or trustee's sale shall be deemed an Owner.

Section 7. "Person" means an individual, firm, corporation, partnership, association, trust or other legal entity or any combination thereof.

Section 8. "Property" or "Properties" shall mean that real property described in Exhibit "A"

attached hereto and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 9. "Common Area" shall mean all real property and improvements thereon owned by the Association for the common use and enjoyment of the Members of the Association. The Common Area to be owned by the Association at the time of the conveyance of the first Lot is to include the private roads within The Village of Almadale Farms and the areas denoted as C.O.S. A - K and the area denoted C.O.S. to the south of Lot 41 on Exhibit B attached hereto.

Section 10. "Improvements" shall mean the structures, walls, pavement, plantings and other additions built or placed on the Lots. It is intended that the Improvements reasonably meant for the Owner of a particular Lot will lie entirely within said Lot. In the event that, by reason of construction, settlement, reconstruction or shifting of the Improvements, any minor part of the Improvements reasonably intended for a particular Lot lie outside that Lot, an easement of use shall apply thereto in favor of the Lot to be benefitted.

ARTICLE II. PROPERTY

Section 1. Property Subject to Declaration. That certain real property which is, and shall be, held, transferred, sold, conveyed and occupied subject to this Declaration located in Shelby County, Tennessee, and which is more particularly described in Exhibit "A" attached hereto and made a part hereof.

Section 2. Roads, Sewers and Drainage. The roads, sewers and drainage within The Village of Almadale Farms are public.

ARTICLE III. THE ASSOCIATION

Section 1. Members. Every Person, as defined, who is a record Owner of a fee or undivided fee interest of any Lot within the Property shall be a Member of the Association, as defined, provided, however, that anyone who holds such interest solely as security for the performance of an obligation shall not be a Member. Membership shall be appurtenant to and may not be separated from ownership of any Lot within The Village of Almadale Farms. Ownership of such Lot shall be the sole qualification for membership.

Section 2. Voting Rights. The voting rights of the membership shall be appurtenant to the ownership of a Lot, each Owner of a Lot being entitled to one (1) vote for each Lot owned, except the Developer, which shall be entitled to three (3) votes for each Lot owned by it.

Section 3. Secured Parties. No individual or legal entity holding title to a Lot as security for any debt or obligation shall be considered as Owner of such Lot, and such individual or entity shall not be entitled to membership in the Association or to cast a vote on any question or matter

affecting the administration of the Association.

Section 4. Voting. At every meeting of the Members, each of the Members shall have the right to cast his vote on each question. The vote of the Members representing a fifty-one percent (51%) majority of the total votes cast, in person or by proxy (provided a quorum exists), shall decide any question brought before such meeting, unless the question is one upon which, by express provisions of statute or of the corporate Charter, or this Declaration, or of the Bylaws, a different vote is required, in which case such express provision shall govern and control. The vote for any membership which is owned by more than one person may be exercised by any of them present at any such meeting unless any objection or protest by any other owner of such membership is noted at such meeting. In the event all of the co-owners of any membership who are present at any meeting of the Members are unable to agree on the manner in which the vote for such membership shall be cast on any particular question, then such vote shall not be counted for purposes of deciding that question. No Member shall be eligible to vote, either in person or by proxy, or to be elected to the Board of Directors, who is shown on the books or management accounts of the Association to be more than sixty (60) days delinquent in any payment due the Association.

Section 5. Proxies. A Member may appoint any other Member or the Developer or any other person permitted by law or by the Bylaws as his proxy. Any proxy must be in writing and must comply with all requirements imposed by law or by the Association's Bylaws.

Section 6. Quorum. The presence, either in person or by proxy, of Members representing at least twenty percent (20%) of the total votes entitled to be cast shall be requisite for, and shall constitute a quorum for, the transaction of business at all meetings of members. If the number of Members at a meeting drops below the quorum and the question of a lack of a quorum is raised, no business may thereafter be transacted.

ARTICLE IV. PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area, and such easement shall be appurtenant to and shall pass with the title to every assessed Lot, subject to the following provisions:

(a) The right of the Association to suspend any enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations;

(b) The right of the Association to provide for and establish easements and rights-of-ways on all streets, and to regulate parking, motorized and non-motorized vehicular traffic within The Village of Almadale Farms;

(c) The right of the Association, in accordance with its Charter and Bylaws, to borrow money for the purpose of improving the Common Area which the Association is to

maintain;

(d) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication, transfer or mortgage shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes hereof has been recorded, agreeing to such dedication or transfer, and unless written notice of the proposed action is sent to every member not less than thirty (30) days nor more than sixty (60) days in advance of such dedication or transfer.

(e) No conveyance or encumbrance of the Common Area shall prevent any Lot Owner from using the Common Area for ingress and egress to his Lot.

Section 2. Additional Building. No additional buildings for permanent occupancy shall be constructed on the Common Area. This shall not prohibit the easements described above.

ARTICLE V. MAINTENANCE AND REPAIR

Section 1. Association Responsibilities. The Association shall provide and pay for all maintenance and expenses for the Common Area; the fence built by Developer; subdivision monuments, if any; the swimming pool and pool house; and the landscaping of the Common Area. The real property taxes on the Common Area, if any, shall also be paid for by the Association.

Section 2. Individual Lot Owners.

(a) Interior Maintenance. Each Owner of a Lot shall be responsible for all interior maintenance, painting, repairs and upkeep on his Lot and the improvements thereon.

(b) Exterior maintenance. As shown on Exhibit "B" attached hereto, there will be ninety-nine (99) residential Lots. In order to retain the appearance of the development, no exterior maintenance, repairs or replacements which substantially alter the exterior appearance of a Lot shall be commenced for the improvement of an individual Lot unless permission is obtained from the Architectural Control Committee, as hereinafter defined. Each Owner shall be responsible for the exterior maintenance of his Lot, including, but not limited to, the driveway and the mailbox.

In the event an Owner of any Lot in the Property shall fail to maintain the premises and improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, or restore the Lot and the exterior of the building and any improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

ARTICLE VI.
ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements; and (3) emergency assessments, such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual, special and emergency assessments, together with such interest thereon and costs of collection thereof as are hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such collection thereof as are hereinafter provided, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due.

Section 2. Annual Assessments and Carrying Charges of the Association. Each Member of the Association shall pay to the Association an annual sum (hereinafter sometimes referred to as "assessments" or "carrying charges") equal to the Member's proportionate share (1/99th) of the sum required by the Association, as estimated by its Board of Directors, to meet its annual expenses, including, but in no way limited to, the following:

- (a) The cost of all operating expenses of the Association and services furnished, including charges by the Association for its facilities, if any; and
- (b) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any; and
- (c) The cost of extended liability insurance and the cost of such other insurance as the Association may effect; and
- (d) The cost of funding all reserves established by the Association, including, when appropriate, a general operating reserve and/or reserve for replacements; and
- (e) The estimated cost of repairs, maintenance and replacements of the Common Area, swimming pool and pool house, subdivision monuments (if any), landscaping in the Common Areas and any other item the Association may be responsible for.

Except as provided in Section 11 of this Article VI, the Board of Directors of the Association shall determine the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period, but may do so at more frequent intervals should circumstances so require as provided in the Bylaws. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a letter signed by an officer of the Association setting forth whether the assessment on a specific Lot has been paid.

Section 3. Special Assessments. In addition to the regular assessments authorized by this Article, the Association may levy in any assessment year a special assessment or assessments, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement for which the Association is specifically responsible or for such other purposes as the Board of Directors may consider necessary, provided that such assessment shall have the assent of the Members representing two-thirds (2/3) of the total number of votes eligible to be cast. A meeting of the appropriate Members shall be sent to all Members at least ten (10) days but not more than thirty (30) days in advance of such meeting, which notice shall set forth the purpose of the meeting.

Section 4. Emergency Assessments. In the event of any emergency situation, condition, or occurrence affecting the life, health, safety or welfare of Members or Property of Members, the Board of Directors, acting pursuant to this section, may declare an emergency assessment in such amount payable at such time as the Board of Directors, in its sole discretion, shall deem necessary. Such emergency assessment, except for the amount and time of payment, shall be governed by all other provisions of this Declaration. Such assessment shall be borne pro rata by all Members of the Association. The Board of Directors shall be fully protected and not liable for any mistake in judgment hereunder if the emergency assessment is made in good faith.

Section 5. Non-Payment of Assessment. Any assessment levied pursuant to this Declaration, or any installment thereof, which is not paid on the date when due shall be delinquent and shall, together with interest thereon and the cost of collection thereof, as hereinafter provided, thereupon become a continuing lien upon the Lot or Lots belonging to the Member against whom such assessment is levied and shall bind such Lot or Lots in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. To evidence the lien of any unpaid and delinquent assessments, the Board of Directors shall prepare a written notice setting out the amount of the unpaid indebtedness, the name of the Owner of the Lot, and description of the Lot. Said notice shall be signed by a member of the Board and recorded in the Shelby County Register's Office. The personal obligation of the Member to pay such assessment shall, however, remain his personal obligation for the statutory period, and a suit to recover a money judgment for non-payment of any assessment levied pursuant to this Declaration or the Bylaws, or of any installment thereof, may be maintained without foreclosing or waiving the lien created herein.

Any assessment levied pursuant to this Declaration or any installment thereof, which is not paid within ten (10) days after it is due, may, upon resolution of the Board of Directors, bear interest at a rate not to exceed the highest rate allowed under the laws of the State of Tennessee, and may, by resolution of the Board of Directors, subject the Member obligated to pay the same to the payment of such penalty or "late charge" as the said Board may fix. The Association may bring an action at law against the Member personally obligated to pay the same or foreclose the lien against the Lot or Lots subject to prior mortgages or deeds of trust upon the Lot or Lots, then belonging to said Member; in either of which events, the Association may collect from the said Member interest, costs and reasonable attorney's fees. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

For the purpose of enforcing the lien of any unpaid and delinquent assessment, each Lot Owner grants the Board of Directors of the Association irrevocably the power to sell his Lot at public outcry to the highest and best bidder for cash. The Board of Directors is authorized to make such a public sale if and only if such sale is made subordinate to any prior recorded mortgage or deed of trust upon the Lot. The Association is hereby authorized to take any and all courses of action available to them for collection of the assessment which the laws of the State of Tennessee allow. Any such sale shall be made after first advertising the sale of said property for twenty-one (21) days by three (3) weekly publications in some newspaper in the County of Shelby, State of Tennessee, giving notice of the time and place of such sale and by written notice of the time and place of such sale to the Owner of the Lot at his last known address. Any sale of a Lot to enforce a lien for delinquent and unpaid assessments shall be free from equity of redemption, including the statutory right of redemption, homestead, and dower and all other exemptions, all of which are expressly waived by the Lot Owners; and any such sale and the lien enforced thereby shall take precedence over and have priority over any and all other liens of every nature against the Lot, except real estate and ad valorem taxes assessed against the Lot and prior recorded mortgages or deeds of trust. The proceeds of any such sale, whether under the power of sale or by foreclosure suit, shall be applied first to the payment of expenses of protecting the Property and the expenses of litigation, attorneys' fees, and sales commission; and second, to the payment of real estate and ad valorem taxes assessed against the Lot and any prior recorded mortgages or deeds of trust (unless sold subject to said mortgage or deed of trust); and third, to the payment of all amounts due the Association under the terms of the Declaration and Bylaws; and the balance, if any, to the Lot Owner whose Lot is sold, and his assigns. Upon any default in the payment of any assessment, the Board of Directors shall have the right to all rents, issues, and profits from the Lot in default and shall have the right to secure the payment through notice to those in possession of the Lot or by entry into possession in the same manner as a mortgagee entering into possession following default. The Association may enforce its lien by whatever means available, including the power of sale granted herein or filing suit for foreclosure in the appropriate court.

All rights, remedies, and privileges granted to the Board of Directors or a Lot Owner, pursuant to any terms, provisions and covenants or conditions of the Declaration and Bylaws shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies, or privileges as may be granted to such party by the Declaration and Bylaws or at law or in equity.

The Association may notify the holder of the first mortgage on any Lot for which any assessment levied pursuant to this Declaration becomes delinquent for a period in excess of sixty (60) days and in any other case where the Owner of such Lot is in default with respect to the performance of any other obligation hereunder for a period in excess of ninety (90) days.

Section 6. Acceleration of Installments. Upon default in the payment of any one or more installments of any assessment levied pursuant to this Declaration, or any other installment thereof, the entire balance of said assessment may be accelerated at the option of the Board of Directors and be declared due and payable in full.

Section 7. Priority of Lien. The lien established by this Article shall have preference

over any other assessments, liens, judgements or charges of whatever nature, except as follows:

(a) General and special assessments for real estate taxes on a Lot; and

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

Section 8. Subordination and Mortgage Protection. NOTWITHSTANDING any other provisions hereof to the contrary, the lien of any assessment levied pursuant to this Declaration upon any Lot shall be subordinate to and shall in no way affect the rights of the holder of any indebtedness secured by any recorded first mortgage (meaning a mortgage with priority over other mortgages) upon such interest made in good faith and for value received, provided, however, that such subordination shall apply only to assessments which have become due and payable prior to a sale or transfer of such Lot pursuant to a foreclosure or any other proceeding in lieu of foreclosure. Any such delinquent assessments which are extinguished pursuant to the foregoing provisions may be reallocated and assessed to all Owners as a common expense, including the purchaser at foreclosure. Such sale or transfer shall not relieve the purchaser at such sale of the Lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment which said lien, if any, claimed shall have the same effect and be enforced in the same manner as provided herein.

No amendment to this Section shall affect the rights of the holder of any such mortgage (or the indebtedness secured thereby) recorded prior to recordation of such amendment unless the holder thereof shall join in the execution of such amendment.

Section 9. Additional Default. Any recorded first mortgage secured by a Lot in The Village of Almadale Farms may provide that any default by the mortgagor in the payment of any assessment levied pursuant to this Declaration, or any installment thereof, shall likewise be a default in such mortgage (or the indebtedness secured thereby), but the failure to include such a provision in any such mortgage shall not affect the validity or priority thereof, and the protection extended to the holder of such mortgage (or the indebtedness secured thereby) by reason of Section 8 of this Article shall not be altered, modified, or diminished by reason of such failure.

Section 10. Uniform Value of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 11. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to each Lot when the Lot has been sold by Developer to a third party. Developer may, however, at its sole election, waive the collection of the fee of the Lot if sold to a builder for further re-sale. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. Until December 31, 2004, the maximum assessment shall be Fifty-five and No/100 Dollars (\$55.00) per Lot per month. Until December 31, 2004, the Declarant shall have the sole authority to determine whether an

assessment shall be levied. After January 1, 2005, the assessment shall be fixed by the Board of Directors as set out in Section 2 of this Article VI.

ARTICLE VII. ARCHITECTURAL CONTROL

Section 1. Architectural Control Committee. An "Architectural Control Committee" is hereby established. The initial committee shall consist of three (3) persons appointed by Declarant. The three individuals appointed by Declarant are:

David P. Halle, Jr.
Charles A. Salvaggio
Tony Salvaggio

These three individuals shall serve for a period of four (4) years, or until they resign from the Committee by written notice to the Board of Directors of the Association. Upon the expiration of four (4) years from the date hereof, or the earlier resignation of the appointees, the Board of Directors of the Association shall then appoint the Architectural Control Committee, which shall be composed of three (3) or more individual Lot Owners. The affirmative vote of a majority of the membership of the Architectural Control Committee shall be required to adopt or promulgate any rule or regulation, or to make any findings, determinations, ruling or order, or to issue any permanent authorization or approval pursuant to directives or authorizations contained herein.

Section 2. Approvals Necessary, Rules of Committee and Remedies for Violation. With the exception of Developer, no structure of any kind or nature or any fence or barrier shall be commenced, erected, placed, moved onto, or permitted to remain on any of the Lots within The Village of Almadale Farms, nor shall any existing structure, fence or barrier upon any Lots be altered in any way which substantially changes the exterior appearance (which includes but is not limited to changes in paint color and re-roofing) thereof, nor shall there be any additions, attachments, or deletions to improvements, nor shall there be any changes in landscaping, without the written consent of the Architectural Control Committee; nor shall any new use be commenced on any Lot unless plans and specifications (including a description of any proposed new use) shall have been submitted to and approved in writing by the Architectural Control Committee. Such plans and specifications shall be in such form and shall contain such information as may be required by the Architectural Control Committee.

The Architectural Control Committee may promulgate rules governing the form and content of plans to be submitted for approval or requiring specific improvements on the Lots including, without limitation the exterior lighting and planting and may issue statements of policy with respect to approval or disapproval of the architectural styles or details or other matters which may be presented for approval. Such rules and such statements of policy may be amended or revoked by the Architectural Control Committee at any time and no inclusion in or omission from or amendment of any such rule or statement shall be deemed to bind the Architectural Control

Committee to approve or disapprove any feature or matter subject to approval or to waive the exercise of the Architectural Control Committee's discretion as to any such matter, but no change of policy shall affect the finality of any Lot of any plans or specifications previously submitted to and approved by the Architectural Control Committee but such approval shall not be deemed a waiver by the Architectural Control Committee in its discretion to disapprove such plans or specifications or any features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use on any other Lot. Approval of any such plans and specifications relating to any Lot, however, shall be final as to that Lot and such approval may not be revoked or rescinded thereafter provided that the plans and specifications as approved and any condition attached to any such approval have been adhered to and complied with in regard to all structures, fences, or barriers on the uses of the Lot in question.

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

If any structure, fence, or barrier shall be altered, erected, placed or maintained (including exterior maintenance) upon any Lot or any new use commenced on any Lot, otherwise than in accordance with plans and specifications approved by the Architectural Control Committee as required herein, such alteration, erection, maintenance, or use shall be deemed to have been undertaken in violation of the restrictions herein and without the approval required herein, and upon written notice from the Architectural Control Committee any such structure, fence or barrier so altered, erected, placed or maintain upon any Lot in violation hereof shall be removed or realtered, and such use shall be terminated so as to extinguish such violation.

If fifteen (15) days after the notice of such violation, the Owner or Owners of the Lot upon which such violation exists shall not have taken reasonable steps towards the removal or termination of the same, the Association by its officers or directors shall have the right through its agents and employees to enter upon such Lot and to take such steps as may be necessary to extinguish such violation, and the costs thereof shall be a binding personal obligation of such Owner as well as a lien upon the Lot in question upon the recording of such with the Office of the Register of Shelby County, Tennessee.

Upon completion of the construction or alteration of any structure in accordance with the plans and specifications approved by the Architectural Control Committee, the Architectural Control Committee shall, upon written request of the Owner thereof, issue a letter of compliance in form suitable for recordation, identifying such structure and the Lot on which such structure is placed and stating that the plans and specifications, location of such structure and the use or uses to be conducted thereon have been approved and that such structure complies therewith. Preparation and recording of such letter shall be at the expense of the Owner or Owners of such Lot. Any letter of compliance issued in accordance with the provisions of this paragraph shall be prima facie evidence of the facts therein stated, and as to any purchaser or encumbrancer in good faith and for value or as to any title insurer, such letter shall be conclusive evidence that all structures and the use or uses described therein comply with all the requirements of these restrictions and all other requirements as to which the Architectural Control Committee exercises any discretionary or

interpretive powers.

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

Any agent of Developer or of the Architectural Control Committee may, at reasonable times, enter upon and inspect any Lot and any improvements thereon for the purposes of ascertaining whether the maintenance of such Lot and the maintenance, construction, or alteration of structure thereon are in compliance with the provisions of these restrictions, and no such persons shall be deemed to have committed a trespass or other wrongful acts by reason of such entry or inspection.

The Association or any Owner of any Lot contained within The Village of Almadale Farms shall have the right to enforce by any proceeding at law or in equity all conditions, restrictions, covenants, reservations and easements herein or hereinafter contained or otherwise contained in any deed to any Lot. Failure by any Owner to enforce any of such proceedings shall in no event be deemed a waiver of the right to do so thereafter.

Should a request to the Committee come from a Committee member, the other members of the Committee shall select a disinterested Lot Owner to take the place of the Committee member making the request.

ARTICLE VIII. RESTRICTIVE COVENANTS

Section 1. Residential Use. Lots 1 through 99, inclusive, shall not be used except for private residential purposes.

Section 2. Prohibited Uses and Nuisances. In order to provide for a congenial occupation of the homes within The Village of Almadale Farms and to provide for the protection of the values of the entire development, the use of the residences shall be in accordance with the following provisions:

(a) Said property is hereby restricted to residential dwellings for residential use. All buildings or structures erected upon said Property shall be of new construction, and no buildings or structures shall be moved from other locations onto said Property, and no subsequent buildings or structures, other than single family houses, shall be constructed. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be used on any portion of said Property at any time as a residence, either temporarily or permanently. **No accessory buildings/structures are permitted.**

(b) Each Lot shall be conveyed as a separately designated and legally described freehold estate subject to the terms, conditions and provisions hereof and all easements, restrictions and covenants set out in the Plat attached hereto as Exhibit "B".

(c) Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for the Declarant to maintain, during the period of the sale of said Lots, upon such portion of the premises as Declarant deems necessary, such facilities as, in the sole opinion of Declarant, may be reasonably required, convenient or incidental to the sale of said Lots, including, but without limitation, a business office, storage area, construction yard, signs, model units, and sales office.

(d) No animals, livestock or poultry of any kind shall be raised, bred, or kept on any of said Lots, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. All dogs must be on a leash when outside of the Owner's Lot. Each Lot Owner is responsible for picking up his animal's waste.

(e) No advertising signs (except one (1) of not more than six (6) square feet "for rent" or "for sale" sign per Lot), billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on said Property, nor shall said Property be used in any way or for any purposes which may endanger the health or unreasonably disturb the Owner of any Lot or any resident thereof. No business activity of any kind whatever shall be conducted in any building or in any portion of said Property; provided, however, the foregoing covenants shall not apply to the business activities, signs, and billboard or the construction and maintenance of buildings, if any, of Declarant, its agents, and assigns during the development and sales period of Lots in The Village of Almadale Farms.

(f) All equipment, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of the private drives and street. All rubbish, trash, or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon. Trash cans and recycling bins may be placed at the curb no earlier than the night before the scheduled trash pick up and all such cans and bins must be removed from view no later than nightfall on pick up day.

(g) Without prior written approval and the authorization of the Architectural Control Committee, no exterior television or radio antennas of any sort shall be placed, allowed, or maintained upon any portion of the improvements located upon the Property nor upon any structure situated upon the Property other than an aerial for a master antenna system, should any such master system or systems be utilized and require any such exterior antenna.

(h) No action shall at any time be taken by the Association or its Board of Directors which in any manner would discriminate against any Owner or Owners in favor of the other Owners.

(i) No recreation vehicles or commercial vehicles, including but not limited to boats, boat trailers, house trailers, camping trailers, motorcycles, pick-up trucks, or similar type items shall be kept other than in the garage or otherwise screened from the view of neighbors or the streets.

(j) Grass, weeds, vegetation and debris on each Lot shall be kept mowed and cleared at regular intervals by the Owner thereof so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines, debris and plants which die shall be promptly removed from such Lots. Developer, at its option and its discretion, may mow and have dead trees and debris removed from such Lots and the Owner of such Lot shall be obligated to reimburse Developer for the cost of such work should he refuse or neglect to comply with the terms of this paragraph.

(k) No owner or owners shall allow garage doors to remain open for more than a reasonable time for vehicles entering or exiting to the garage and or reasonable periods for yard and residence maintenance.

(l) No obnoxious or offensive trade or activity shall be carried on upon any Lot in this planned development nor shall anything be done thereon which may be or become an annoyance or nuisance to other Owners within The Village of Almadale Farms.

(m) No building material of any kind or character shall be placed or stored upon any of said Lots until the Owner is ready to commence improvements. Building materials shall not be placed or stored in the street or between the curb and property lines.

(n) Clothes lines, excessive noise and excessive outdoor lighting and wattage are prohibited.

(o) Outdoor Christmas decorations and lighting may be displayed no earlier than Thanksgiving and no later than January 10th of each year.

(p) There shall be no violation of any rules which may from time to time be adopted by the Board of Directors and promulgated among the membership by them in writing, and the Board of Directors is hereby and elsewhere in the Bylaws authorized to adopt such rules.

ARTICLE IX. COMMON EASEMENTS

Section 1. Easement of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Lot and such portion or portions of the Common Area adjacent thereto or as between adjacent Lots due to unintentional placement or settling or shifting or Improvements constructed, reconstructed or altered thereon.

Section 2. Easement for Utilities, Etc. Declarant hereby reserves for itself and its designees (including without limitation, the Town of Collierville, County of Shelby or any utility) blanket easements upon, across, over and under all of the Common Area and to the extent shown on any plat over the Lots for ingress, egress, installation, replacing, repairing and maintaining cable

television systems, master television antenna systems, security, walkways, and all utilities, including, but not limited to, water, sewers, meter boxes, telephone, gas, and electricity. This reserved easement may be assigned by Declarant by written instrument to the Association, and the Association shall accept the assignment upon such terms and conditions as are acceptable to Declarant. If this reserved easement is assigned to the Association, the Board shall, upon written request, grant such easements as may be reasonably necessary for the development of the Property described on Exhibit "A".

Section 3. Easement for Landscaping, etc. Declarant hereby reserves for itself and its designees (including without limitation, the Association) blanket easements upon, across, over and under all of the Lots for the purpose of building, maintaining, repairing or replacing the fencing and any other items for which the Association is responsible and for the landscaping of the Common Area.

ARTICLE X. 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. 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 Thirty Thousand Dollar (\$30,000.00) minimum property damage limit.

Premiums for all insurance on the Common Area shall be common expenses of the Association. The policy 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 of the improvements. The deductible shall be paid by the party who would be responsible for the repair in the absence of insurance.

Cost of insurance coverage obtained by the Association for the Common Area and other improvements for which the Association is responsible shall be included as an Assessment as defined in Article VI.

The Association's Board of Directors shall 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 the conduct of any Director, officer, or employee of the Association or its duly authorized manager 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, its manager, any Owner, or mortgagee;
- (iv) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and
- (v) that no policy may be cancelled or substantially modified without at least ten (10) 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, worker'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 ten (10) days' prior written notice to the Association.

Section 2. Individual Insurance - Repair and Reconstruction. By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each individual Owner shall carry blanket all-risk casualty insurance on the Lot and structures constructed thereon for full replacement cost. In the event of damage or destruction by fire or other casualty, the Owner shall, with concurrence of the mortgagee, if any, upon receipt of the insurance proceeds, contract to repair or rebuild such damage or destroyed portions of the improvements in a workmanlike manner in conformance with the original plans and specifications of the building (including landscaping). In the event the Owner refuses or fails to so repair or rebuild any and all such damage to his improvements within thirty (30) days, the Association, by and through its Board of Directors, is hereby authorized by such Owner to repair and rebuild the improvements in a good and workmanlike manner in conformity with the original plans and specifications. The Owner shall then repay the Association in the amount actually expended for such repairs, and the Association will have a lien securing the payment of same identical to that provided for in Article VI, securing the payment of said sums expended and subject to the power of sale and foreclosure as set forth in said Article.

The individual Owners shall make every reasonable effort to secure insurance policies that will provide for a waiver of subrogation by the insurer as to any claims against the Association, other Lot Owners, and their respective tenants, servants, agents and guests.

The individual Owners shall furnish a certificate of insurance to the Association or its

manager on a yearly basis.

ARTICLE XI MORTGAGEE'S RIGHTS

Upon request, the Association shall make available to any Lot Owner and lender, and to any holder, insurer, or guarantor of any first mortgage, current copies of this Declaration, the Bylaws, and other rules concerning the affairs and management of The Village of Almadale Farms, and the books, records, and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours.

Upon request, the Association shall furnish to any holder of a first mortgage a financial statement for the Association's immediately preceding fiscal year.

Upon written request to the Association, identifying the name and address of the holder, insurer or guarantor and the unit number or address, any mortgage holder, insurer, or guarantor will be entitled to timely written notice of:

- (a) any condemnation or casualty loss that affects either a material portion of the project or the Lot securing its mortgage;
- (b) any sixty (60) day delinquency in the payment of assessments or charges owed by the Owner of any Lot on which it holds the mortgage;
- (c) a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Owners' Association;
- (d) any proposed act that required the consent of a specified percentage of mortgage holders.

The consent of at least sixty-seven percent (67%) of the votes and the consent of the Declarant, as long as it owns any land subject to this Declaration, and the approval of the eligible holders of first mortgages on Lots to which at least sixty-seven percent (67%) of the votes subject to a mortgage appertain, shall be required to terminate the Association.

The consent of at least sixty-seven percent (67%) of the votes and of the Declarant, as long as it owns any land subject to this Declaration, and the approval of eligible holders of first mortgages on individual Lots to which at least fifty-one percent (51%) of the votes subject to a mortgage appertain, shall be required to materially amend any provisions of the Declaration, Bylaws, or Charter of Incorporation of the Association, or to add any material provisions thereto, which establish, provide for, govern, or regulate any of the following: (i) voting; (ii) assessments, assessment liens, not including a subordination of said lien; (iii) reserves for maintenance, repairs, and replacement of the Common Area; (iv) insurance or fidelity bond; (v) rights to use of the Common Area; (vi) responsibility for maintenance and repair of the Property; (vii) boundaries of any residential Lot; (viii) imposition of any right of first refusal or similar restrictions of the right of

any Owner to sell, transfer or otherwise convey his Lot; (ix) any provisions included in the Declaration, Bylaws, and Charter of Incorporation which are for the express benefit of the holders, guarantors or insurers of first mortgages on residential units, which provisions do not set out a required number of votes to amend the particular provision.

ARTICLE XII GENERAL PROVISIONS

Section 1. Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any land 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, unless otherwise expressly limited herein, after which time said covenants shall be automatically extended for successive periods of ten (10) years each. Unless specifically prohibited herein, this Declaration may be amended by an instrument signed by Owners holding not less than sixty-seven percent (67%) of the votes of the membership at any time. Any amendment must be properly recorded to be effective. During the first three (3) years from the date of the recording of this Declaration, any amendment ~~must~~ also be approved by the Declarant.

NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE DECLARANT RESERVES THE RIGHT FOR A PERIOD OF FOUR (4) YEARS FROM THE DATE HEREOF TO UNILATERALLY AMEND THIS DECLARATION TO THE REQUIREMENTS OF ANY GOVERNMENTAL AGENCY, FEDERAL, STATE OR LOCAL, AND FOR THE REQUIREMENTS OF ANY MORTGAGE LENDER OR FOR ANY REASON THAT THE DECLARANT DEEMS ADVISABLE FOR THE ORDERLY DEVELOPMENT OF THE VILLAGE OF ALMADALE FARMS.

Section 2. Notices. Any notice required to be sent to any Member under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as a Member on the records of the Association at the time of such mailing.

Section 3. Enforcement. The Declarant, the Association, or any Member, shall have the right to enforce these covenants and restrictions by any proceeding at law or in equity, against any person or persons violating or attempting to violate any covenant or restriction, to restrain violations, to require specific performance and/or to recover damages; and against the land to enforce any lien created by these covenants; and failure by the Association or any Member to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The expense of enforcement by the Association shall be chargeable to the Owner of the Lot violating these covenants and restrictions and shall constitute a lien on the Lot, collective in the same manner as assessments hereunder.

Section 4. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect the validity of any other provisions, which shall remain in full force and effect.

Section 5. Waiver. No restriction, condition, obligation or provision of this Declaration shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.

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

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be signed by the officer duly authorized so to do as of the day and year first above written.

COLLIERVILLE LAND COMPANY, INC.,
a Tennessee corporation

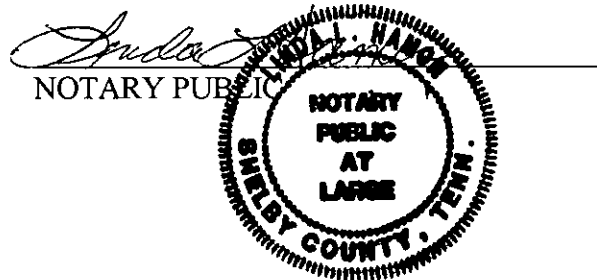
By: [Signature]
Title: [Signature]

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared David P. Halle, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of COLLIERVILLE LAND COMPANY, INC., a Tennessee corporation, the within named bargainor, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer, and he further acknowledged that he executed said instrument as the free act and deed of the corporation.

WITNESS my hand and Notarial Seal at office in said State and County this 14th day of November, 2003

My Commission Expires:
Aug 29, 2006



JOINDER OF MORTGAGEE

FIRST TENNESSEE BANK, N.A., herein called the mortgagee, the holder of a Deed of Trust on the property described on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, which Deed of Trust is recorded under Register's Number 02028838 in the Register's Office of Shelby County, Tennessee, joins in submitting said property to the said Declaration of Covenants, Conditions and Restrictions. Said Deed of Trust remains prior to any liens created by said Declaration of Covenants, Conditions and Restrictions.

FIRST TENNESSEE BANK, N.A.

By: Jeff Voyle

Title: Vice President

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jeff Voyle, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of First Tennessee Bank, N.A., the within named bargainer, a Bank, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by subscribing the name of the Bank by himself as such officer.

WITNESS my hand and Notarial Seal at office this 12 day of November, 2003

Tonnise S. Normant
NOTARY PUBLIC

My Commission Expires: SEPT. 19, 2007

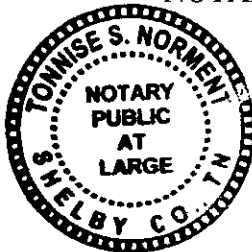
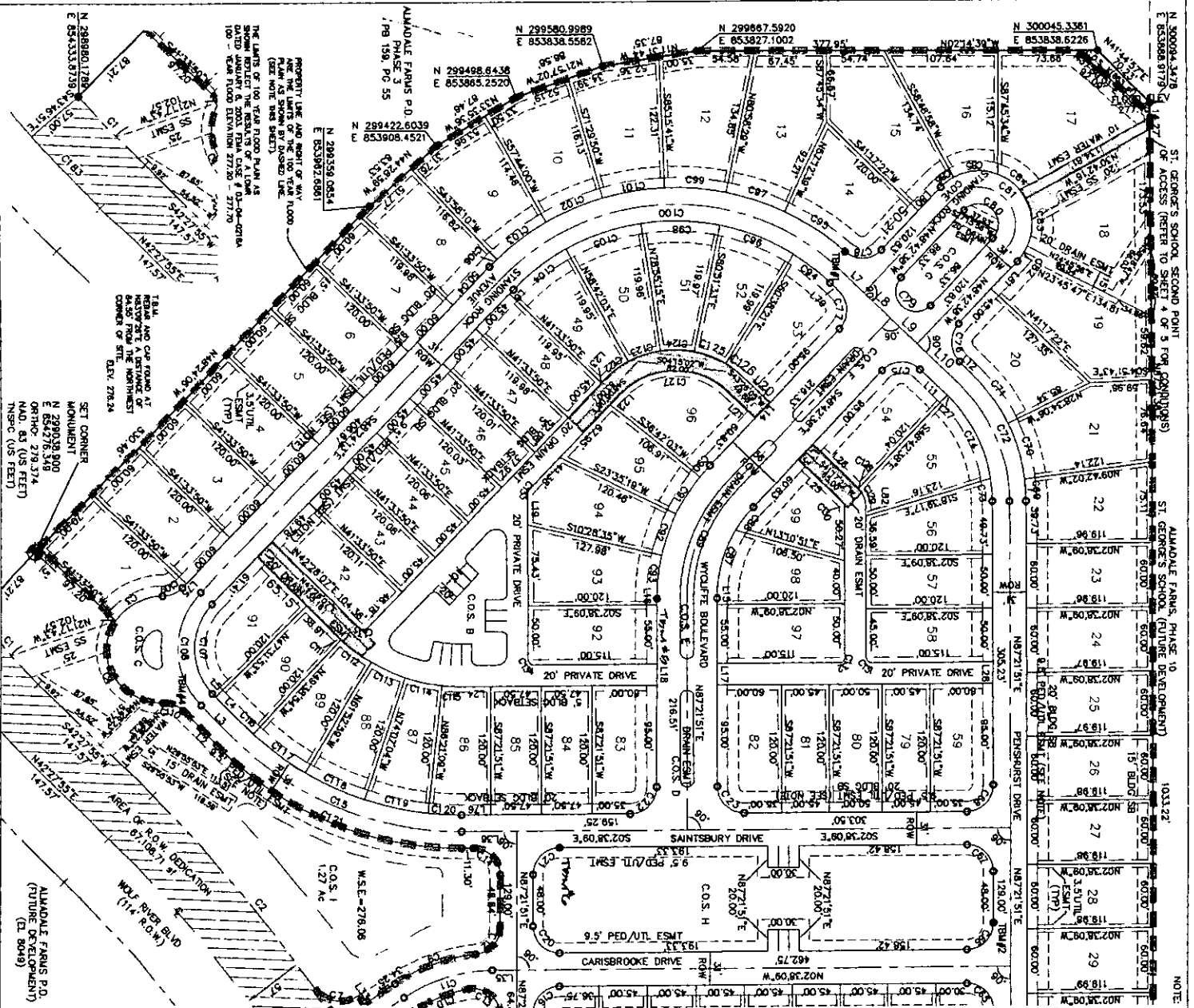


EXHIBIT A

Lots 1-99, inclusive, C.O.S. A-K, Final Plat, Almadale Farms Phase 12, Parcel 6, The Village of Almadale Farms, as shown on plat of record in Plat Book 204, Page 54, re-recorded in Plat Book 205, Page 52 and Book 208, Page 10, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description.

EXHIBIT B

page 1



NOTE: All rights of access directly onto Wolf River Blvd. Phase 12, from any property line of Lot 1 and 4, is hereby conveyed to the form of California as a "Common Open Space" on the River Blvd. In the event the area denoted as "Common Open Space" reverts to adjoining property owners, no direct access to Wolf River Blvd shall be permitted.

NOTE: See street 2 of 5 for lot sizes and finished floor elevations.

NOTE: See sheet 2 and 3 of 5 for COS details.

NOTE: UTILITY EASEMENTS

NOTE: Building setbacks see page 5 of 5, (Resolution 2003-10)

NOTE: Reference resolutions 2003-16 and 2003-10 for amended setbacks.

NOTE: The entire area of COS D, E and F shall be a public drainage easement.

NOTE: All COS are to be owned and maintained by the Home Owner's Association.

NOTE: On lot 1, the driveway apron shall be at least 10' from end of curb line.

NOTE: Team of Collier's easements with COS (common open space) is the COS. The team does not have the responsibility to repair any damage caused by the town's actions of performing maintenance to the underground systems.

NOTE: SEE SHEET 2 OF 5

NOTE: SEE SHEET 2 OF 5

NOTE: SEE SHEET 2 OF 5

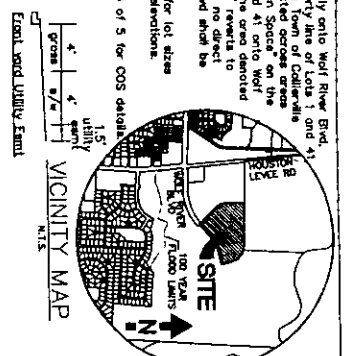
NOTE: SEE SHEET 2 OF 5

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NOTE: SEE SHEET 2 OF 5



GRAPHIC SCALE
1" = 60' L.

FINAL PLAT
ALMADALE FARMS PHASE 12
PARCEL 6
THE VILLAGE AT ALMADALE FARMS
COLLEEVILLE, TENNESSEE

MAAY 2003

TOTAL AREA: 25.809 ACRES
TOTAL LOTS: 99

OWNER/DEVELOPER:
COLLEEVILLE TOWN, INC.
COLLEEVILLE, TENNESSEE 38017

LAND DEVELOPMENT SOLUTIONS, L.L.C.
CONSULTING/ENGINEERING/ARCHITECTS
1555 LINDSEY BLVD., SUITE 200
MEMPHIS, TN 38115-2001
(901) 521-1500

ALMADALE FARMS, PLANNED DEVELOPMENT
NEED ORIENTED OR AN COMBINATION

- I. USES PERMITTED:
- A. Parcel 1 - 9 Single-Family Detached Dwelling Units and Accessory Uses
 - B. Parcel 6 and 8 Single-Family Attached, Single-Family Detached Dwelling Units and Accessory Uses
 - C. Parcel 7 Multi-Family, Townhomes, Single-Family Attached, Single-Family Detached Dwelling Units, and Accessory Uses
 - D. Parcel 9 and 10 Any Use Permitted (P) in the SCC District
 - E. Parcel 11 - 57 Detached (P) in the SCC District and Municipal Uses
 - F. COS 1 - 3 - 57 Detached (P) in the SCC District and Municipal Uses
 - G. COS 4 Open Space, Recreational Facilities, Stadium
- II. BULK REGULATIONS:
- A. Parcel 1 Maximum Density of 1.0 Dwelling Units per Acre
 - B. Parcel 2 Maximum Density of 1.5 Dwelling Units per Acre
 - C. Parcel 3 and 4 Maximum Density of 3.5 Dwelling Units per Acre
 - D. Parcel 5 Maximum Density of 3.5 Dwelling Units per Acre
 - E. Parcel 6 Maximum Density of 4.5 Dwelling Units per Acre
 - F. Parcel 7 Maximum Density of 8 Dwelling Units per Acre
 - G. Parcel 8 Maximum Density of 8 Dwelling Units per Acre
 - H. Parcel 9, 10 and 11 Maximum Density of 12 P.F.A.R.
 - I. Minimum Height 35 feet
 - J. Minimum front yard setbacks and shall be illustrated on the master plan
 - K. Minimum side and rear yard setbacks for single-family detached residential dwellings shall correspond to the setbacks in the following manner:
Lot Size Side Yard Rear Yard Minimum
12-13,000+ S.F. 10'-feet one side 30 30
14-15,000+ S.F. 10'-feet one side 30 30
16-17,000+ S.F. 10'-feet one side 30 30
18-19,000+ S.F. 10'-feet one side 30 30
20,000 S.F. and over 10'-feet one side 30 45
7'-feet opposite
 - L. Setbacks for Parcel 7 shall be in accordance with the requirements of the R-4 District
 - M. Setbacks for Parcel 9, 10 and 11 shall be in accordance with the requirements of the SCC District
- III. ACCESS, PARKING AND CIRCULATION:
- A. Dedicate Houston Lane Road 57' feet from centerline as adjacent front yards of development are approved.
 - B. Dedicate Wolf River Blvd 57' feet from the centerline with a total of 114 feet right-of-way as adjacent front yards of development are approved.
 - C. Car data and access points shall be permitted as indicated on Master Plan
- IV. LANDSCAPING:
- A. Interior landscaping for Parcels 9, 10, and 11 must be provided at a minimum ratio of 300 square feet landscaped area for every ten (10) parking spaces.
 - B. Plant B - or equivalent alternative is required along the west and south line of Parcel B.
 - C. Plant D - or equivalent alternative is required adjacent to Shelton Road along Parcel B.
 - D. Plant E - or equivalent alternative is required adjacent to the proposed Houston Lane Road.
 - E. Road or dogwood Road along Parcel B.
 - F. Plant F - or equivalent alternative is required adjacent to the proposed Houston Lane Road along COS 1 and 2 and adjacent Shelton Road along COS 4 and along Houston Lane Road along COS 1 and 2.
 - G. Plant H - or equivalent alternative is required adjacent to the proposed Houston Lane Road and Shelton Road along Parcel 9, 10 and 11.
 - H. Existing trees shall be retained wherever feasible.
 - I. Existing trees shall be directed so as not to give on residential property.
 - J. All roof mounted HVAC equipment shall be completely screened within an architectural element of the building.
- V. SIGNS:
- A. Parcels 1-6 Signs shall be permitted in accordance with the R-1 District.
 - B. Parcel 7 and 8 Signs shall be permitted in accordance with the R-TH District.
 - C. Parcel 9, 10 and 11 Signs shall be permitted in accordance with the SCC District.
 - D. COS 1, 2 and 4 Subdivision entrance and Gate Signs shall be permitted in accordance with the R-1 District.
 - E. The location, size and number of signs shall be determined at the time of Site Plan review.
 - F. No temporary or portable signs are permitted.
- VI. DEBRIS/USE:
- A. Design and construction of the stormwater conveyance and management facilities for this project shall be in accordance with the Subdivision Regulations and the Town of Collierwater Drainage Design Manual.
 - B. All drainage flows shall be submitted to the Town of Collierwater Engineer for Review.
 - C. In project must be conducted by the Tennessee Department of Health and the Environmental Health Division of the Tennessee Department of Health and shall be in accordance with the Water Quality Control Act of 1977 (TCA 68-5-101 et seq.).
- VII. The Town of Collierwater Mayor and Board may modify the bulk, access, building setbacks, building height, parking, loading, screening, landscaping, and sign requirements if equivalent alternative are presented.
- VIII. Amendments to the Planned Development may be requested by the Developer or their assignees without the consent of other property owners with the Planned Development; however, all property owners within the Planned Development shall receive a notice of any public hearing.
- IX. Any final plan shall include the following:
- A. The exact location and dimensions including Height, of all buildings or buildable areas, parking areas, drives, required landscaping
 - B. The number of parking spaces
 - C. The location and orientation, whether public or private, of any easement
 - D. The location and orientation, whether public or private, of any easement
 - E. The location and orientation, whether public or private, of any easement
 - F. The location of the floodway boundary
 - G. The location of the floodway boundary
 - H. The location of the floodway boundary
 - I. The location of the floodway boundary
 - J. The location of the floodway boundary
 - K. The location of the floodway boundary
 - L. The location of the floodway boundary
 - M. The location of the floodway boundary
 - N. The location of the floodway boundary
 - O. The location of the floodway boundary
 - P. The location of the floodway boundary
 - Q. The location of the floodway boundary
 - R. The location of the floodway boundary
 - S. The location of the floodway boundary
 - T. The location of the floodway boundary
 - U. The location of the floodway boundary
 - V. The location of the floodway boundary
 - W. The location of the floodway boundary
 - X. The location of the floodway boundary
 - Y. The location of the floodway boundary
 - Z. The location of the floodway boundary

RESOLUTION 2001-64

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, PURSUANT TO THE TITLE X, CHAPTER 11, OF THE MUNICIPAL CODE OF COLLIERVILLE, APPROVING AN AMENDMENT TO THE BUILDING SETBACK REQUIREMENTS FOR LOTS WITHIN THE VILLAGE OF ALMADALE FARMS (PARCEL 6) OF THE ALMADALE FARMS PLANNED UNIT DEVELOPMENT.

WHEREAS, it has been determined that the only reasonable way to assure completion of such development in a coordinated, timely manner and in a way which causes minimum negative impact on the town is through the designation of the project as a Planned Unit Development in accordance with Section 11 of the Zoning Ordinance of the town; and,

WHEREAS, the Planning Commission and the Board of Mayor and Aldermen, reviewed Resolution 2001-64 in separate meetings and in a Public Hearing before the Board on September 24, 2001; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLETSVILLE, TENNESSEE THAT:

Front Yard	20 feet
Side yard	3.5 feet per side
Rear yard	Minor lots - 15 feet for the primary structure 5 feet for a detached garage
	Village lots - 5 feet

Adopted this the 34th day of September, 2001.

RESOLUTION 2003-10

RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, TENNESSEE, PURSUANT TO CHAPTER 11, OF THE ZONING ORDINANCE, APPROVING AN AMENDMENT TO THE BUILDING SETBACK REQUIREMENTS FOR LOTS WITHIN THE ALMADALE FARMS PLANNED UNIT DEVELOPMENT, PHASE 12

ordinances of the Town; and

WHEREAS, application has been made for such an amendment pursuant to Section 14 of the Zoning Ordinance of the Town; and, the Ordinance for Collierville, Tennessee; and,

WHEREAS, the Planning Commission and the Board of Mayor and Aldermen, reviewed Resolution 2003-10 in separate meeting and in a Public Hearing before the Board on March 10, 2003; and,

**FINAL PLAT
ALMADALE FARMS PHASE 12
PARCEL 6
THE VILLAGE at ALMADALE FARMS
COLLIERVILLE, TENNESSEE**

MAY, 2003

TOTAL AREA: 25.609 ACRES

TOTAL LOTS: 99

OWNER/DEVELOPER:

COLLIERVILLE LAND COMPANY, INC.
3284 SHEA ROAD
COLLIERVILLE, TENNESSEE 38017

WHEREAS, at the conclusion of the meeting, the Mayor and Board of Aldermen approved the amendment to the building setback requirements for lots within the Almondade Farms Planned Unit Development, Phase 12 with conditions, which conditions are summarized below:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLELIATTE, TENNESSEE THAT:

Section 1. Phase 12 shall have the following minimum building setbacks:

Front Yard	20 feet
Side Yard	3.5 feet per side
Rear yard	Manor lots - 15 feet for the primary structure 5 feet for a detached garage Village lots - 5 feet

Section 2. The following conditions shall apply to the amendment:

1. All conditions of approval included with the initial approval of Almaden Farms PUD and Final Site Plan for Phase 12 and continue to apply, except as amended by the Town of Collierville.

4. The note provided on the plot regarding direction and maintenance of the electric fence system shall be revised to require a Homeowners Association to own and maintain these fences, not the property owner of Lot 1 as currently stated.
5. The note provided on the plot regarding the Town not being responsible for most of the CDS where easements are located shall be reworded to provide clarification.

[illegible]

Δ This plot is being reentered for adjustment
the ground was 10-21, 22-41
Date 12-1-80 B. 1403
Name, number, cause, date
Contingency study
Secretary, Number of Comments DATE
Town of Grafton

[illegible]

03120768

LAND DEVELOPMENT SOLUTIONS, L.L.C.
CONSULTING PLANNERS AND ENGINEERS

TOM LATHERWOOD
NATIONAL OF TEXAS REGULAR COUNCIL TERRAMARK

1355 Linnwood Rd., Ste. 245
Memphis, TN 38110-6617
Phone 901-618-5388

EXHIBIT C

**CHARTER
OF
THE VILLAGE OF ALMADALE FARMS
HOMEOWNERS' ASSOCIATION, INC.**

The undersigned person under the Tennessee Nonprofit Corporation Act, adopts the following charter for the above listed corporation:

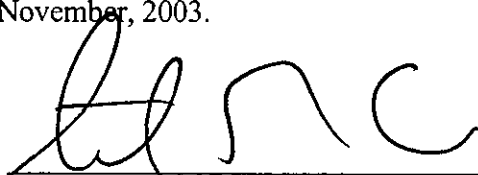
1. The name of the corporation is The Village of Almadale Farms Homeowners' Association, Inc.
2. This corporation is a mutual benefit corporation.
3. This corporation is not a religious corporation.
4. (a) The complete address of the corporation's initial registered office is 6000 Poplar Avenue, Suite 100, Memphis, Shelby County, Tennessee 38119.

(b) The name of the initial registered agent, to be located at the address listed in 4(a), is Stewart G. Austin, Jr.
5. The name and complete address of the incorporator is:

Stewart G. Austin, Jr.
6000 Poplar Avenue, Suite 100
Memphis, Tennessee 38119
6. The complete address of the corporation's principal office is:

3284 Shea Road
Collierville, Tennessee 38017
7. This corporation is a nonprofit corporation.
8. The corporation will have members.
9. The corporation may be dissolved with the assent given in writing and signed by not less than sixty-seven percent (67%) of the members. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes.
10. No director shall be personally liable to the corporation or its members for monetary damages for breach of fiduciary duty as a director, except as otherwise provided in subparagraph (A), (B), and (C) of T.C.A. Section 48-52-102(b)(3). The foregoing shall not eliminate or limit the liability of a director for any action or omission occurring prior to the date when this paragraph becomes effective.

WITNESS my hand this 12th day of November, 2003.


Stewart G. Austin, Jr., Incorporator