



*Tom Leatherwood*  
Shelby County Register

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KAX 116242-3048562

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	260.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	208.00
TOTAL AMOUNT	470.00

**TOM LEATHERWOOD**

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
ISLAND VIEW PLANNED DEVELOPMENT  
Phase I, Lots 1 – 131  
Phase II (to be determined)**

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THIS DECLARATION is made, published and declared this 1st day of December, 2002, by High Tide II, LLC (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 Memphis, 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 "Island View" 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 as follows: Phase I, Lots 1-131 in Plat Book 201, Page 64, Date: 12/17/02 in the Register's Office of Shelby County, Tennessee ("Plats"). Exhibit "A" Lot 132 is excluded from this agreement unless the owner of Lot 132 requests to be added to the Association. Phase II to be added subject to design and construction of said Phase at Developer's discretion; 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 obligations (and subject to all easements, conditions, restrictions, etc., as set out in the plats, Exhibit "A"), all of which are declared and agreed to be in furtherance of the 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 the Declaration shall have the following meanings:

Section 1. "Association" shall mean and refer to Island View PD 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, Bylaws, and Articles of Incorporation are attached hereto-marked Exhibits "B", "C", and "D" respectively, and made a part hereof.

Section 2. "Declarant" shall mean <sup>High Tide</sup> LLC with offices at 1318 Hardwood Trail, Cordova, Shelby County, TN 38088, its successors and assigns. "Declarant" shall be synonymous with "Developer" for purposes of the 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 131 for Phase I, and those lots planned for Phase II at a future time Phase II is constructed inclusive, as shown on Exhibit "A" 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 the Lot hereunder shall include an undivided pro rate 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 by the time of the conveyance to the first homebuyer in Island View Phase I and shall include the entire Common Area described as follows:

All entrances, gates, fences, walls, irrigation, lighting, landscaping, if any, not located on individual lots, together with common open space - Lots A through H, and Service Drives A through G, whether described in Exhibit A or otherwise defined by the Association.

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, except for party walls, as referred to hereafter. 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 benefited.

Section 11. "Adjoining Lot Owners" shall mean and refer to the Owners of Lots that share a common boundary on which there is constructed a party wall.

## **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 Memphis, Shelby County, Tennessee, and which is more particularly described in Exhibit "A" attached hereto and made a part hereof.

**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 Island View PD. 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, or as allowed for within this document. Lot(s) owned by Declarant or assigns shall be entitled to five (5) votes for each Lot.

**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 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 thirty (30) 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.

In no case may any Member (except the Developer) cast more than one vote by proxy in addition to his own vote. Any proxy must be in writing and must comply with all requirements imposed by law or by the Association's Bylaws.

Section 6. Quorum. The presence, either in person or by proxy, of Members representing at least fifty-one percent (51%) 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 if the question of a lack of a quorum is raised; no business may thereafter be transacted; otherwise, business may 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, and to maintain the private streets, drains, landscaping and sewers within Island View;
- (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. Fence Easement.** As the Association may decide in the future, Lots chosen by the Association in Island View PD shall be subject to an easement in order to allow the Association to construct, maintain, repair or replace the perimeter fence which may be constructed on the perimeters of the Property and its entrances.

**Section 3. Parking.** The lot owners shall be entitled to use parking spaces as may from time to time be created within the Common Area, subject to such rules as may be adopted by the Association. Guest parking areas shall not be used by owners for the parking of owner's personal vehicles.

**Section 4. Additional Building.** No additional buildings for permanent Occupancy shall be constructed on the Common Area. This shall not prohibit the easements and parking area described above. No swimming pools shall be allowed without Board Approval and a satisfactory engineer's letter for the construction of said pool. Engineer's letter must be approved by the Board.

#### **ARTICLE V. MAINTENANCE AND REPAIR**

**Section 1. Association Responsibilities.** The Association shall provide and pay for all maintenance and expenses for the Common Area including the private road, the sewers (both sanitary and surface water), the landscaping, maintenance, irrigation, lighting, property taxes, insurance and utilities for the Common Area and management fee to maintain said area. The Association may also contract for maintenance of the individual yards on each Lot in Island View.

**Section 2. Individual Lot Owners.** Each Owner of a Lot shall be responsible for all interior and exterior maintenance, painting, repair and upkeep on his Lot and the improvements thereon.

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, though not an obligation, 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.

Section 1. General Rules of Law to Apply. Each wall or fence which is built upon the Property and placed on a dividing line between residential lots shall constitute a party wall, and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared equally by the Owners who make use of the wall in equal proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who uses the wall may restore it, and if the other Owner(s) thereafter makes use of the wall, he shall contribute to the cost or restoration thereof in proportion to such use, without prejudice, however, to the right of any such Owner(s) to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Damage. Notwithstanding any other provisions of the Article, an Owner, who, by his negligent or willful act, causes a party wall to be damaged, shall pay the replacement cost, except to the extent insurance shall provide payment. An Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing protection against the elements.

Section 5. Right to Contribution Runs with Land. The right of any owner to contribution from any other Owner under this Article shall run with the land and shall pass to successors in title.

Section 6. Arbitration. Any dispute concerning a party wall, or other provision of this Article, shall be resolved by arbitration. Each party to the dispute shall choose an arbitrator, such arbitrators shall choose one additional arbitrator, and a resolution shall be by a majority of the arbitrators, which decision shall be final and binding on all parties.

Section 7. Fence. No fence shall be taller than 6 feet without the approval of the Architectural Committee. The Architectural Committee shall also approve all locations, design and materials. Fencing shall not extend past front of home into the front yard setback and shall not be located closer than 5 feet from edge of any drive. In the case of corner lots, fencing shall not be closer



than 15 feet from side drive and 5 feet from rear drive; or 15 feet from rear drive and 5 feet from side drive.

Section 8. Window Treatment. Window treatment installed within the home shall be completed so that the only color that may be visible from the exterior of any home is a white or off-white color. The Architectural Committee may allow for any other colors.

Section 9. Street Lights. The following lots are required to pay for the cost of electricity for the street/post light located on said lot: 1, 4, 6, 9, 11, 14, 16, 20, 23, 25, 29, 32, 34, 37, 39, 42, 44, 47, 49, 52, 54, 57, 60, 61, 64, 67, 69, 71, 74, 75, 77, 80, 83, 85, 88, 91, 94, 96, 99, 101, 103, 106, 109, 111, 114, 117, 120, 123, 124, 127, 130, 131.

Said light shall be installed by Builder at Builder's cost. Said light shall match selection chosen by Declarant and shall be operational via a photocell 365 days per year. The Association may add lights to lots not declared and lot owner shall agree as expressed in Section 9.

Section 10. Special Lot Easements. Declarant and/or the Association hereby retains a permanent landscape, sign, and/or irrigation easement(s) on the following lots:

<u>Type Easement</u>	<u>Lot #</u>	<u>Location</u>
Sign & Landscape	23	Southwest corner - 15 ft. x 15 ft. located on corner of lot.
Sign & Landscape	24	Northwest corner - 15 ft. x 15 ft. located on corner of lot.
Sign & Landscape	32	Northeast corner - 15 ft. x 15 ft. located on corner of lot.
Sign & Landscape	33	Southeast corner - 15 ft. x 15 ft. located on corner of lot.
Irrigation	24	15 ft. wide from curb to house where backflow & clock are located.
Irrigation	100	15 ft. wide from curb to house where backflow & clock are located.

(Note: Lots 24 and 100 shall pay for electricity to irrigation clock. Water for irrigation to be paid by the Association.)

Section 11. Irrigation. Declarant/Association hereby reserves access across the front, 15 feet deep from curb or adjacent to any Common Area, of all lots to maintain or install the Association's irrigation systems.

**ARTICLE VII.  
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 assessment, together with such interest thereon and cost of 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 (herein sometimes referred to as "assessments" or "carrying charges") equal to the Member's proportionate share 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 Areas, and any other item the Association may be responsible for; and
- (f) The cost of yard grass maintenance as specified by the Association for each Lot owner.

Except as provided in Section 11 of this Article VII, 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 specified Lot has been paid. The annual assessment is \$900.00 and shall be paid in advance at closing. Beginning with January 1 of the year following, dues are prorated, i.e., the annual assessment of \$900.00 is

the year following, dues are prorated, i.e., the annual assessment of \$900.00 is divided by 365 (the number of days in a year) for a daily rate of \$2.47. The number of days in the year after each owner's closing date times the daily rate of \$2.47 equals the amount of dues owed for the second year. Beginning with the third year, all dues are due and payable January 1 of each year.

Any increase in the assessment of monthly fees shall be limited to a 10% increase per year. Calculation of each owner's share is formulated by dividing the total number of lots by 131. At such time a future phase is developed, each owner's share will be re-calculated via the same formula as referred to herein. The Board of Directors hereby agree that the Builders who own lots shall pay for all costs and expenses to maintain and operate the Common Area until such time that the Homeowners Association fees are collected to fund said expenses. Note: Lots that are owned by Declarant or Builder to which homes have not been constructed thereon are excluded from annual dues. Declarant/Builder to maintain grass maintenance at its own expense for said Lot(s).

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 duly called for this purpose, written notice of which shall be sent to all Members at least ten (10) days but no more than thirty (30) days in advance of such meeting, which notice shall set forth the purpose of the meeting. No special assessment shall exceed \$1,000.00 per Lot for any one fiscal year. The special assessment may exceed the \$1,000.00 limit subject to the U. S. Department of Housing and Urban Development and/or the Department of Veteran's Affairs approval.

Section 4. Emergency Assessments. In the event of any emergency situation, condition, or occurrence affecting the life, health, safety or welfare of Members of Property of Members, the Board of Directors, acting pursuant to this section, may declare an emergency assessment in such amount and 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 the 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. No emergency assessment shall exceed \$1,000.00 per Lot for any one fiscal year. The emergency assessment may not exceed \$1,000.00 limit subject to the U. S. Department of

Housing and Urban Development and/or the Department of Veteran's Affairs approval.

**Section 5. Non-Payment of Assessments.** 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, 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 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 attorneys' fees. The Owner may waive or otherwise escape liability for the assessment 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 the 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 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 homestead, and dower and all other exemptions, all of which are lien enforced thereby shall take precedence over and have priority over any and all other liens of every nature against the Lot, except real estate and ad valorem taxes assessed against the Lot and prior recorded mortgages or deeds of trust. The proceeds of any such sale, whether under the power of sale or by foreclosure suit, shall be applied first to the payment of the expenses of protecting the 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 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 of 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 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, judgments or charges of whatever nature, except the following:

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

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

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. 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 trust mortgage secured by a Lot in Island View PD 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, quarterly, semi-annual or annual basis per the Board's request.

Section 11. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence as to each Lot upon conveyance of sale of Lot after a home has been constructed on it or

immediately if Lot is resold from the original sale from Declarant or Builder. The annual assessment for each Lot shall be paid in full for twelve months at time of any sale and/or transfer of a Lot after its initial sale from the Declarant to the initial Homebuilder. After the first year assessment, the assessment shall be fixed by the Board of Directors as set out in Section 2 of this Article VII.

**ARTICLE VIII.**  
**ARCHITECTURAL CONTROL**

Section 1. Architectural Control Committee. An "Architectural Control Committee" is hereby established. The initial committee shall consist of Kevin Hyneman and Chris Christian. These individuals shall serve until they resign from the Committee by written notice to the Board of Directors of the Association. Upon resignation of Hyneman and/or Christian, 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 is a majority of the membership of the Architectural Control Committee. 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 the directives or authorizations contained herein.

Section 2. Approvals Necessary, Rules of Committee and Remedies for Violation. With the exception of Declarant, 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 Island View PD, nor shall any existing structure, fence or barrier upon any Lot be altered in any way which 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 change 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, but in any event shall include:

- (1) A site plan of the Lot showing the nature, exterior, color scheme, kind, shape, height, materials, and location with respect to said Lot (including proposed front, rear, and side setback) of all structures, fences or barriers, and location of all parking spaces and driveways on the Lot; and
- (2) Grading and tree removal plan.

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 of 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 approval granted prior to such change. Approval for use on any Lot of any plans or specifications shall not be deemed a waiver of 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 in any condition attached to any such approval have been adhered to and complied with in regard to all structures, fences, or barriers and uses of the Lot in question.

In the event the Architectural Control Committee fails to approve or disapprove any plans and specifications or other requests 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 maintained 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 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 Declarant or 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 structures thereon are in compliance with the provisions of these restrictions, and no such persons shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

The Association or any Owner of any Lot contained within Island View PD 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 IX.**  
**RESTRICTIVE COVENANTS**

**Section 1. Residential Use.** Lots 1 through 131, Phase I, 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 Island View PD 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 out building shall be used on any portion of said Property at any time as a residence, either temporarily or permanently.

(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 Plats attached hereto as Exhibit "A."

(c) Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for 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 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.

(e) No advertising signs (except one (1) of not more than five (5) 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 purpose 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 billboards or the construction and maintenance of buildings, if any, of Declarant, its agents, and assigns during the development and sales period of Lots in Island View.

(f) All mobile 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 streets and adjacent lot owners. All rubbish, trash, or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.

(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 to be 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) Upon completion of the construction of a new home, 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 that die shall be promptly removed from such Lots. Declarant or Association, 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 the same for the cost of such work should he refuse or neglect to comply with the terms of this paragraph.

(k) 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 Island View.

(l) 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.

(m) Minimum heated square footage shall be no less than 1,000 square feet. Each home shall have at least a 2-car garage.

(n) 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 X. COMMON EASEMENTS**

**Section 1. Easements 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 of Improvements constructed, reconstructed or altered thereon.

**Section 2. Easement for Utilities, Etc.** Declarant hereby reserves for itself and its designees (including without limitation, the City of Memphis, County of Shelby or any utility company) 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. Sewer Easement for Additional Land Development.** Declarant hereby reserves for itself and its designees a blanket easement upon, across, over and under all areas where the 12-inch sewer utility exists in Island View, beginning with Service Drive "G" and terminating with the sewer manhole located in Riverset Apartments as shown on attached Plat "B" for ingress, egress, installation, usage, replacing, repairing and maintaining the sewer system to serve additional property of Declarant's or Designee(s). This reserved easement may be assigned by Declarant by written instrument to Designee(s), and the Association shall accept the assignment. It is understood that if this easement is utilized, the cost of maintenance of the sewer shall be paid for by those entities using said sewer. Maintenance costs shall be prorated between those entities using the "12-inch sewer line" based upon the number of individual services utilized by the said "12-inch sewer line."

using said sewer. Maintenance costs shall be prorated between those entities using the "12-inch sewer line" prorated upon the number of individual services utilized by the said "12-inch sewer line."

**ARTICLE XI.**  
**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 (including perimeter fences). 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 respected bodily injury and property damage, a One Million Dollar (\$1,000,000.00) limit per occurrence, and a One Hundred Thousand Dollar (\$100,000.00) minimum property damage limit.

Premiums for the insurance on the Common Area shall be common expenses of the Association. The policy may contain a reasonably 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 VII.

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 canceled, 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 mortgage;

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

(v) that no policy may be canceled 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 canceled 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 construed 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 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.

If required, the individual Owners shall furnish a certificate of insurance to the Association or its manager.

**ARTICLE XII.**  
**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 Island View, 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 requires the consent of a specified percentage of mortgage holders:

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 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 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 bonds; (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 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 XIII.

#### 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. During the first three (3) years from the date of the recording of this Declaration, any amendment must also be approved by the Declarant.

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, collectible 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 the 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.

Section 7. FHA-VA Approval. Notwithstanding anything to the contrary in this Declaration, the Charter or the Bylaws of the Association, so long as Declarant is in control of the Association, approval in writing of HUD (FHA) or the Veterans Administration is required prior to annexation of additional properties, mergers and consolidations, mortgaging of the common areas, dedication of the common areas, dissolution, or amendment of the Charter, the Bylaws, or this Declaration.

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.

High Tide II, LLC

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









EXHIBIT "B"

CHARTER  
OF  
ISLAND VIEW HOMEOWNERS ASSOCIATION, INC.

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The undersigned natural person having capacity to contract and acting as the incorporator of a corporation under the Tennessee Nonprofit Corporation Act, adopts the following Charter for such corporation:

1. The name of the corporation is ISLAND VIEW P.D. HOMEOWNERS ASSOCIATION, INC.
2. This corporation is a mutual benefit corporation.
3. This corporation is not a religious corporation.
4. a. The street address and zip code of the initial registered office of the Corporation is 6465 Quail Hollow Road, Suite 300, Memphis, Shelby County, Tennessee 38120.  
  
b. The name of the initial registered agent is Richard S. McNeese.
5. The name and address of each incorporator is Richard S. McNeese, 6465 Quail Hollow Road, Suite 300, Memphis, TN 38120.
6. The street address and zip code of the principal office of the corporation in the State of Tennessee shall be 1318 Hardwood Trail, Cordova, TN 38018.
7. This corporation is not for profit.
8. Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to covenants of record to assessments by the

Association, including contract sellers, shall be a member of the Association. In any event, there shall be one (1) membership for each of Lots 1 through 131 of the said subdivision and one (1) vote per Lot. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot, which is subject to assessment, by the Association.

9. Upon dissolution, the assets of the Corporation will, after 30 days written notices to each member, be dedicated to a corporation or association with similar purposes to this Corporation.

10. Liability of a director to the corporation or its members is limited to the following:

- a. Breach of the director's duty of loyalty to the Corporation.
- b. Acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of the law; or
- c. Liability for unlawful distributions as found in Section 48-458-304 of the Tennessee Code Annotated.

11. The purpose or purposes for which the Corporation (hereinafter sometimes the "Association") is organized are:

- a. To provide an entity for the operation, maintenance and preservation of the Common Areas and to insure architectural control and enforce the restrictions of the residences within that certain tract of property in Shelby County, Tennessee, more particularly described as follows:

Lots 1 through 131, Island View P.D., a planned unit development as shown on plat of record in Plat Book 201 Page 64 in the Register's Office of Shelby County, Tennessee to which plat reference is made for a more particular description of said property.

b. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Register, Shelby County, Tennessee, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

c. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connections therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

d. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association; and

e. To have and to exercise any and all powers, rights and privileges which a corporation organized under the provisions relating to corporations not for profit of the Tennessee General Corporation Act, by law may now or hereafter have or exercise.

12. Other Provisions:

a. The affairs of the Corporation shall be managed by a Board of Directors. Names and addresses of the persons constituting the original Board of Directors who are to serve until the first meeting of the members and until their successors are duly chosen and qualified are as follows:

<b>Name</b>	<b>Address</b>
Chris Christian	1318 Hardwood Trail Cordova, TN 38018
Kevin Hyneman	6465 Quail Hollow Rd. #101 Memphis, TN 38120

b. The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

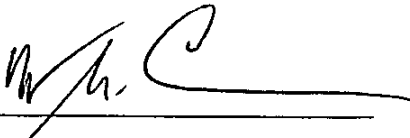
c. Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

13. Any indebtedness or liability, direct or contingent must be authorized by an affirmative vote of a majority of the votes cast by the members of the Board of Directors at a lawfully held meeting. The highest amount of indebtedness or liability, director contingent, to which this corporation may be subject at any one time shall not exceed one hundred fifty percent (150%) of its gross income for the previous fiscal year, except that additional amounts may be authorized by an affirmative vote of seventy-five percent (75%) of its members.

14. Notice and quorum requirements shall be in accordance with the provisions of the Association's Bylaws.



IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Tennessee, I, the undersigned, constituting the incorporator of this Association, have executed this Charter the 1<sup>st</sup> day of December, 2002.

  
\_\_\_\_\_  
Incorporator

DATED: 12/1/02

**EXHIBIT "C"**

**BYLAWS  
OF  
ISLAND VIEW HOMEOWNERS ASSOCIATION, INC.**

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**ARTICLE I.**

**Section 1. Name.** The name of this corporation is ISLAND VIEW HOMEOWNERS ASSOCIATION, INC. Its principal place of business is 1318 Hardwood Trail, Cordova, Shelby County, TN 38088. The corporation may have such other offices within or without the State of Tennessee as the Board of Directors or the Members may from time-to-time designate.

**ARTICLE II.**

**Section 1. Applicability.** These Bylaws and each provision thereof shall be applicable to all Lots and Members, as defined, within the residential planned development known as Island View PD, Phase I, Lots 1-131, Plat Book 201 Page 64, Date: 12/17/02 in the Shelby County Register's Office; Phase II may be added subject to construction of said phase, at Declarant's sole discretion.

**ARTICLE III.**

The following sections of this Article III shall apply to membership in the Association:

**Section 1. Eligibility.** The Owner or Owners of a Lot, who have become such in compliance with all of the requirements and conditions contained in the Declaration of Covenants, including these Bylaws, shall be entitled to attend and vote at all meetings of the Association. The Declarant shall be considered the Owner of each Lot, which is unsold by it. Ownership of a Lot shall be the sole qualification for membership in the Association.

**Section 2. Voting Rights.** The Owner or Owners of a Lot shall be entitled to one (1) vote for each Lot owned at all meetings of the Association, except for the Declarant, which shall be entitled to five (5) votes for Lot owned by it. After the expiration of three (3) years from the date of the conveyance of the first Lot from Declarant to the purchaser, member Declarant shall only be entitled to one (1) vote for each Lot still owned by it. Where two or more persons own a Lot, the vote allocated to that Lot shall be cast by the one authorized by such two or

more Owners, and in the event of failure of such authorization, no vote shall be recorded for that Lot. Where only one of two or more owners of a Lot is present in person at a meeting, such one shall be presumed to be authorized by all Owners of said Lot and shall be entitled to cast the vote with respect for that Lot. Where one person or a group of persons owns more than one Lot, such person or group shall be entitled to cast one (1) vote for each Lot owned.

#### **ARTICLE IV.**

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

**Section 2. Annual Meetings.** The annual meetings of the Members of the Association shall be held at 7 PM on the 15th day of November of each year, or such date established by Declarant. At such meeting there shall be elected by secret written ballot of Members a Board of Directors in accordance with the requirements of Section 5 of Article V of these Bylaws. The Members may also transact such other business of the as may properly come before them.

**Section 3. Special Meeting.** It shall be the duty of the President to call a special meeting of the Members as directed by resolution of the Board of Directors or upon a petition signed by Members representing at least ten percent (10%) of the total number of votes entitled to be cast on any issue proposed to be considered at the proposed special meeting having been presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

**Section 4. Notice of Meetings.** It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Member of record, at his address as it appears on the membership book of the Association, if any, or if no such address appears, at his last known place of address, at least ten (10) days but no more than two (2) months prior to such meeting. Service may also be accomplished by the delivery of any such notice to the Member at his last known address by deposit in the box or slot for the United States mail. Notice by either such method shall be considered as notice served. Attendance by a Member at any meeting of the Members shall be a waiver of notice by him of the time, place and purpose thereof.

**Section 5. Quorum.** The presence, either in person or by proxy, of Members representing at least fifty-one percent (51%) of the total votes entitled to be cast with respect to any question, shall be requisite for, and shall constitute



- (b) Proof of notice of meeting or waiver of notice.
- (c) Reading of minutes of preceding meeting.
- (d) Report of Officers, if any.
- (e) Reports of committee, if any.
- (f) Unfinished business.
- (g) New business.
- (h) Election or appointment of inspectors of election.
- (i) Election of directors.

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

#### **ARTICLE V.**

**Section 1. Number and Qualification.** The affairs of the Association shall be governed by the Board of Directors composed of at least two (2) persons and not more than five (5) persons, a majority of who shall be Members of the Association.

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

Kevin Hyneman and Chris Christian

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

To provide for:

(a) Care and upkeep of the common areas, and any other properties charged to the care of the Association, including establishing reserves for repairs or replacements.

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

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

(d) Promulgation and enforcement of such rule and regulations and such restrictions or requirements as may be deemed proper respecting the use occupancy and maintenance of Island View, all of which shall be consistent with law and the provisions of these Bylaws and the Declaration.

(e) Elect an Architectural Control Committee.

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

Section 5. Election and Term of Office. The term of the Directors named herein and in the Charter of Incorporation shall expire when their successors have been elected at the first annual meeting of members and are duly qualified. At the first annual meeting of the Members, the Members shall determine the number of Directors consistent with these Bylaws, who shall constitute the Board of Directors to serve until the next annual meeting and until their successors have been elected and duly qualified. The term of office of each Director

thereafter shall be for a period of one (1) year and until their successors shall have been elected and hold their first meeting.

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

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

Section 8. Compensation. No compensation shall be paid to Directors for their services as Directors. After the first annual meeting of the Members, no remuneration shall be paid to any Director who is also a Member of the Association for services performed for the Association in any other capacity unless a resolution authorizing such remuneration shall have been adopted by the Board of Directors before the services are undertaken. This item may not be amended by any means, including a vote by the owners.

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

Section 10. Regular Meetings. Regular meetings of a newly elected Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, but at least two (2) such meetings shall be held during each calendar year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least two (2) days prior to the day named for such meeting.

Section 11. Special Meetings. Special meetings of the Board of Directors may be called by the President on two (2) days' notice to each Directors, given

personally or by mail, telephone or telegraph, which notice shall state the date, time and place (as hereinabove provided), but not necessarily the purpose, of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least one-third (1/3) of the Directors.

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

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

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

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

## ARTICLE VI.

Section 1. Designation. The principal officers of the Corporation shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors. Prior to the first annual meeting of Members, the Officers of the Association need not be Members of the Association. The



Directors may appoint an assistant secretary and an assistant treasurer and such other officers as in their judgment may be necessary. The same person may fill the offices of Secretary and Treasurer.

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

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

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

Section 5. Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board shall appoint some other of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be delegated to him by the Board of Directors.

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

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

## **ARTICLE VII.**

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

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

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

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

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

### ARTICLE VIII.

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

- (a) The cost of such insurance as the Association may effect.
- (b) The cost of providing such legal and accounting services as may be considered necessary to the operation of Island View.
- (c) The cost of any and all materials, supplies, labor, services, maintenance, repairs, taxes, assessments or the like, which the Association secures in the discretion of the Board of Directors or by the vote of the Members shall be deemed necessary or proper.
- (d) The cost of the maintenance or repair on any Lot in the event such maintenance or repair is reasonably necessary in the discretion of the Board of Directors to protect the Common Area or to preserve the appearance or value of Island View or is otherwise in the interest of the general welfare of all Owners of the Lots; provided, however that o such maintenance or repair shall be undertaken without a resolution by the Board of Directors and not without reasonable written notice to the Owner of the Lot proposed to be maintained and provided, further, that the cost thereof shall be assessed against the Lot on which such maintenance or repair is performed and, when so assessed, a statement for the amount thereof shall be sent promptly to the then Owner of said Lot at which time the assessment shall become due and payable an a continuing lien and obligation of said Owner.
- (e) All other items, which are listed as responsibilities of the Association as, found in the Declaration.

Section 2. Duty to Maintain. Except for maintenance requirements herein imposed upon the Association, the Owner of any Lot shall, at his own expense, maintain the interior and exterior of any improvements on his Lot, including all driveways and any and all equipment, and fixtures therein situate, and its other

appurtenances, in good order, condition and repair, and in clean and sanitary condition, and shall do all redecorating, painting and the like which may at any time be necessary to maintain the good appearance of his Lot and appurtenances. All exterior colors and installations are subject to approval of the Architectural Control Committee.

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

#### **ARTICLE IX.**

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

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

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

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

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

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

#### **ARTICLE X.**

**Section 1. Amendments.** These Bylaws may be amended by the affirmative vote of 2/3's of Members of all votes entitled to be cast at any meeting of the Members duly called for such purpose, and only after thirty (30) days' prior written notice to the institutional holders of all first mortgages on the Lots in Island View. Amendments may be proposed by the Board of Directors or by petition signed by members representing at least thirty percent (30%) of the total number of votes entitled to be cast. A description of any proposed amendment shall accompany the notice of any regular or special meeting at which such proposed amendment is to be voted upon.

#### **ARTICLE XI.**

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

**Section 2. Definition.** As used in this Article, the term "mortgagee" shall mean any mortgages and shall not be limited to institutional mortgagees and the term "mortgage" shall include a deed of trust. As used generally in these Bylaws, the term "institutional holder" or "institutional mortgagee" shall include banks, trust companies, insurance companies, savings and loan associations, pension funds and any corporation, including a corporation of, or affiliated with, the United States government, or any agency thereof.

**ARTICLE XII.**

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

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

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

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

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

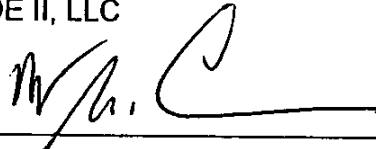
**Section 6. Gender, Etc.** Whenever in these Bylaws the context so requires, the singular number shall include the plural and the converse; and the use of any gender shall be deemed to include all genders.

**Section 7. CONFLICTS.** THESE BYLAWS ARE SUBORDINATE TO ALL PROVISIONS OF THE DECLARATION. ALL OF THE TERMS HEREOF, EXCEPT WHERE CLEARLY REPUGNANT TO THE CONTEXT, SHALL HAVE THE SAME MEANING AS IN THE DECLARATION. IN THE EVENT OF ANY CONFLICT BETWEEN THESE BYLAWS AND THE DECLARATION, THE PROVISIONS OF THE DECLARATION SHALL CONTROL, AND IN THE EVENT OF ANY CONFLICT BETWEEN THE AFORESAID DECLARATION AND ANY OF THE LAWS OF THE STATE OF TENNESSEE, THE PROVISIONS OF THE STATUTE SHALL CONTROL.

HIGH TIDE II, LLC

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

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

  
12/1/02

STATE OF TENNESSEE  
COUNTY OF SHELBY

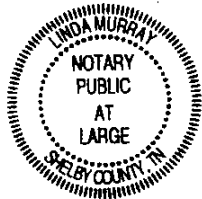
On this 1<sup>st</sup> day of December 2002, before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Wayne A. Christian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of High Tide II, LLC, a limited liability company, and that he as such Managing Partner, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Managing Partner and further acknowledged that he executed said instrument as the free act and deed of the limited liability company, and as the free act and deed of the corporation, ISLAND VIEW HOMEOWNERS ASSOCIATION, INC.

WITNESS my hand and Notarial Seal at office in said State and County this 1<sup>st</sup> day of December, 2002.

  
Notary Public

My Commission Expires:

10-11-05



MY COMMISSION EXPIRES  
October 11, 2005

JOINDER OF MORTGAGEE

FIRST TENNESSEE BANK, N.A., MEMPHIS, TENNESSEE

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 \_\_\_\_\_, 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 crated by said Declaration of Covenants, Conditions and Restrictions.

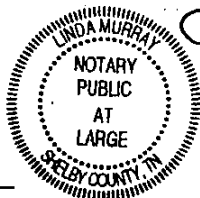
BY: Todd H. Quinton  
Todd H. Quinton  
TITLE: Vice President

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared \_\_\_\_\_  
Todd Quinton \_\_\_\_\_, with whom I am personally acquainted, and who upon oath acknowledged himself/herself to be Vice President \_\_\_\_\_ the within named bargainer, and that he/she as such Vice President \_\_\_\_\_, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by subscribing the name of the bank by himself/herself as such \_\_\_\_\_  
Vice President \_\_\_\_\_.

WITNESS my hand and Notarial Seal at office this 1st day of \_\_\_\_\_  
December, 2002.

My Commission Expires:  
October 15, 2005



Linda Murray  
NOTARY PUBLIC  
Linda Murray

MY COMMISSION EXPIRES  
October 11, 2005



**LEGAL CERTIFICATION  
FOR  
ISLAND VIEW PD**

I am an attorney licensed to practice in the State of Tennessee. I am not an employee, principal or officer of High Tide II, LLC, a Tennessee Limited Liability Company. I hereby certify that the legal documents for the above Planned Unit Development are in compliance with all of the following HUD legal requirements.

**I. Articles of Incorporation**

1. Every person or entity who is a record owner of any lot is entitled to Membership and voting rights in the association. Membership is appurtenant to, and inseparable from, ownership of the Lot.
2. If the Association is dissolved, the assets shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes.
3. Amendment of the Articles of Incorporation requires the approval of at least 2/3's vote of the lot owners.
4. Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of the Articles, requires prior approval of HUD/VA as long as there is a Class B membership.

**II. Declaration of Covenants**

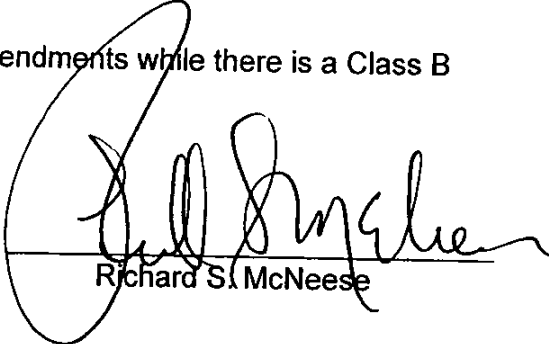
1. All legal description of the Planned Unit Development is contained.
2. All lots in the Planned Unit Development are subject to the covenants.
3. Every owner has a right and easement of enjoyment to the common area, which is appurtenant to the title to the lot.
4. The lien of any assessment is subordinate to the lien of any first mortgage.
5. Mortgagees are not required to collect assessments.
6. Annexation of additional properties, dedication of Common Area and amendment of this Declaration of Covenants, Conditions and

Restrictions, requires HUD/VA prior approval, as long s there is a Class B membership.

7. Failure to pay assessments does not constitute a default under an insured mortgage.
8. The covenants assure lot owners of automatic membership and voting rights in the association.
9. Each lot owner is empowered to enforce the covenants.
10. The approval of at least 2/3's of the lot owners is required to amend the covenants.
11. The common area cannot be mortgaged or conveyed without the consent of at least 2/3 of the lot owners (excluding the developer).
12. If ingress or egress to any residence is through the common area, any conveyance or encumbrance of such area is subject to lot owner's easement.
13. There is no provision in the covenants which conflicts with the HUD requirement that the common area shall be conveyed to the association free and clear of all encumbrances before HUD insures the first mortgage in the Planned Unit Development.
14. Absolute liability is not imposed on lot owners for damage to common area or lots in the Planned Unit Development.
15. No class B membership is created.

### III. Bylaws

1. The Bylaws are consistent with the Articles of Incorporation and Declaration of Covenants.
2. HUD/VA has the right to veto amendments while there is a Class B membership.

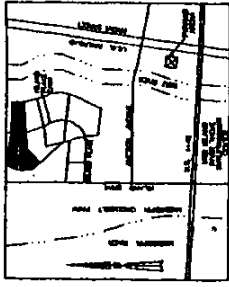
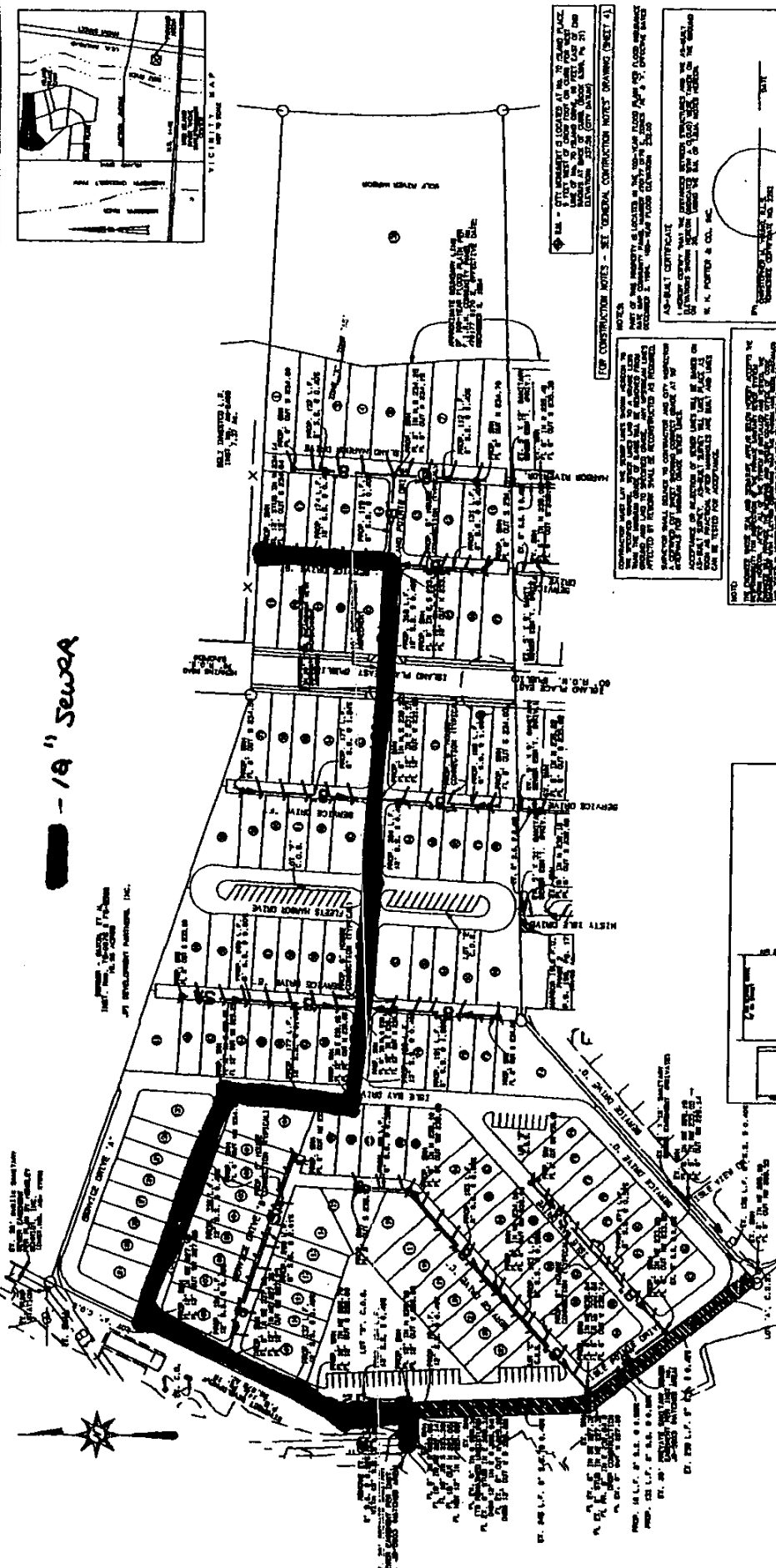


Richard S. McNeese

**ISLAND VIEW HOMEOWNERS ASSOCIATION  
ANNUALIZED OPERATING BUDGET**

<b>INCOME</b>			
	131 LOTS AT \$780.00 PER YEAR		\$102,180.00
	<b>TOTAL DUES COLLECTABLE</b>		<b>\$102,180.00</b>
 <b>EXPENSES</b>			
	<b>ADMINISTRATION</b>		
	MANAGEMENT FEE		\$5,109.00
	LEGAL AND AUDIT		\$3,065.40
	OTHER		\$1,021.80
	 <b>OPERATING</b>		
	UTILITIES		\$5,109.00
	SEWER		\$2,043.60
	PEST CONTROL		\$0.00
	DISPOSAL FEES		\$0.00
	SUPPLIES		\$1,021.80
	INSURANCE		\$4,087.20
	 <b>MAINTENANCE</b>		
	BUILDING		N/A
	GROUNDS		\$44,959.20
	PRIVATE DRIVES		\$6,130.80
	POOL		N/A
	 <b>REPLACEMENT RESERVES</b>		
	MISCELLANEOUS		\$22,632.20
		<u>LIFE</u> <u>COST</u>	
	PRIVATE DRIVES	10 YR	\$50,000
	SEWER	10 YR	\$20,000
	<b>TOTAL EXPENSES AND RESERVES</b>		<b>\$102,180.00</b>
<b>BALANCE</b>			<b>\$0.00</b>

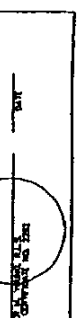
PLAT "B"  
- 18" sewer



NOTES  
PART OF THIS PROPERTY IS LOCATED IN THE 100-FOOT FLOOD PLAIN AND IS SUBJECT TO FLOOD DAMAGE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOOD DAMAGE. THE ENGINEER HAS THEREFORE RECOMMENDED THAT THE PROPERTY BE FENCED OFF FROM THE FLOOD PLAIN AND THAT THE FLOOD PLAIN BE MAINTAINED AS OPEN SPACE.

AS-BUILT CERTIFICATE  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SANITARY SEWER SYSTEM AND ALL ACCESSORIES THEREON WERE CONSTRUCTED IN ACCORDANCE WITH THE SANITARY SEWER SYSTEM DESIGN AND CONSTRUCTION SPECIFICATIONS AND ALL CITY ORDINANCES AND REGULATIONS.

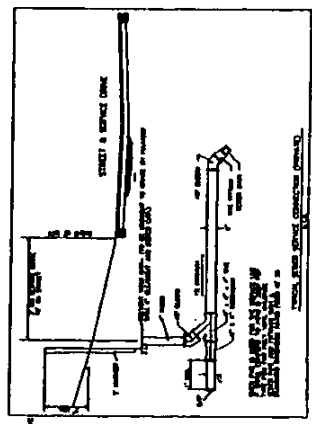
CONTRACTOR NOTES - SEE GENERAL CONTRACTOR NOTES DRAWING (SHEET 1)  
CONTRACTOR NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.



OWNER: [Name]  
ENGINEER: [Name]  
DATE: [Date]

CALL BEFORE YOU DIG  
1-800-351-1111

Table with columns for 'NO.', 'DATE', 'DESCRIPTION', 'BY', 'CHECKED BY'. It contains several rows of data.



NOTES  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.



# W. H. PORTER & CO., INC.

4821 American Way, Suite 100  
Memphis, Tennessee 38118  
(901) 383-9453 FAX: (901) 383-2722

Engineers, Planners, Surveyors, Consultants

November 11, 2002

Mr. Chris Christian  
High Tide II, LLC  
1318 Hardwood Trail  
Cordova, TN 38088

Dear Mr. Christian:

Re: Island View PD

For your request we offer the following certificates, to wit:

1. All lots within this development situated on land developed by the U.S. Corps of Engineers in the 1950's. Construction activity directly related to Island View PD did not place more than 3 feet of fill on any lot within the subject property.
2. All lots within this development are not located within 1000 feet of a railroad, airport or highway. The nearest airport is approximately 4 miles away. Memphis International Airport is approximately 7 miles away. A limited use delivery spur of railroad track is out of visual sight and is approximately 2000 feet away from said lots, being across the Wolf River.
3. The subject property is on an island within the Mississippi River (Mud Island) and is located East of the Mississippi River and West of the Wolf River Harbor. There are no improved drainage creeks on/or adjacent to this property.
4. The subject property is located in Zone "X" of the F.I.R.M. #4701770170E. The base flood elevation is 2132.00 NGVD. The average elevation of the subject tract is 238. NGVD. Flooding is confined to the Wolf River and Mississippi River channel as depicted on the F.I.R.M. dated 12/2/94. (See attached F.I.R.M. #4701770170H).
5. The electric, gas and water utilities are installed within this project and are provided by the City of Memphis Light, Gas and Water Division.
6. Streets and sanitary sewers are private and owned and maintained by the Island View Property Owners Association, except for Island Place Drive which is a public street maintained by the City of Memphis.

I trust this is the information you need.

William D. Porter, President  
W. H. Porter & Co., Inc.