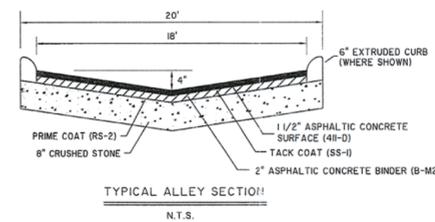
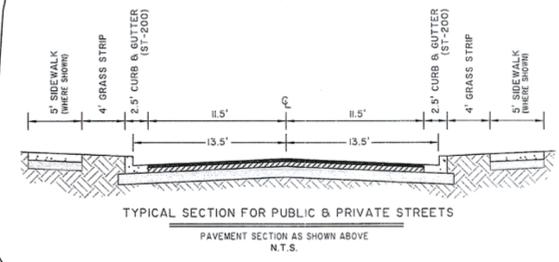


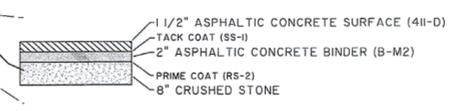
VICINITY MAP nts



TYPICAL ALLEY SECTION
N.T.S.



TYPICAL SECTION FOR PUBLIC & PRIVATE STREETS
PAVEMENT SECTION AS SHOWN ABOVE
N.T.S.



PAVEMENT SECTION
N.T.S.

Bulk Standards Table

(Open Space Areas and Lot Areas are subject to change with final boundary survey and final design)

MINIMUM LOT AREA:	4400 SQ. FT.
MAXIMUM LOT COVERAGE:	0.75
BUILDING SETBACKS:	(SEE DETAIL ON PLAN)
FRONT:	MINIMUM 5 FT. - MAXIMUM 25 FT.
SIDE:	3 FT.
REAR:	5 FT. OR 15' MINIMUM FROM ALLEY
MAXIMUM BUILDING HEIGHT:	3 STORIES
PROPOSED DENSITY:	2.94 UNITS / ACRE
ALL DRIVEWAY ACCESS SHALL BE FROM THE ALLEYS IN THE REAR OF UNITS	
OPEN SPACE:	
USABLE:	1.72 AC.
LANDSCAPE EASEMENTS	0.75 AC.
DETENTION AREAS:	0.82 AC.
TOTAL OPEN SPACE:	3.29 AC. OR 32%

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CREATE A 30 LOT SINGLE FAMILY RESIDENTIAL COMMUNITY.
 - SITE CONTAINS 10.2± ACRES.
 - SITE IS LOCATED ON PROPERTY MAP 172, PARCEL 32.
 - EXISTING ZONING: AR2A
 - PROPOSED ZONING: SP
 - PROPERTY OWNER: CHARLES WHITE
6020 MT PISGAH ROAD
NASHVILLE, TN 37211
 - DEVELOPER: REGENT DEVELOPMENT LLC
6026 NOLANSVILLE ROAD
NASHVILLE, TN 37211
(615) 533-5566
 - NO GRADING, STRIPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
 - EXISTING CONTOURS TAKEN FROM AERIAL TOPO SURVEY BY OTHERS.
 - BOUNDARY INFORMATION TAKEN FROM EXISTING FINAL PLATS, PROPERTY MAPS AND DEEDS, AND IS SUBJECT TO FINAL SURVEY.
 - PROPERTY IS LOCATED IN ZONE "X" ON F.E.M.A. MAP No. 47037C0363F. (PANEL NOT PRINTED).
 - ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
 - ALL DRIVES TO BE PRIVATE.
 - MINIMUM DISTANCE BETWEEN BUILDINGS TO BE 6'
 - PRIVATE SOLID WASTE COLLECTION AND DISPOSAL WILL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION IT WILL BE CART PICKUP.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO ROW IS 15")
 - THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
 - SITE WILL BE DEVELOPED IN ONE PHASE.
 - FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE RS3.75 ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.

SP Development Summary

● COUNCIL DISTRICT:	31st
● COUNCIL MEMBER:	Parker Toler
● PROPERTY OWNER:	Regent Development, LLC 6026 Nolansville Road Nashville, TN 37211 (615) 533-5566 contact: David McGowan
● OVERLAY DISTRICT:	N/A
● SP NAME:	PARKSIDE
● SP NUMBER:	2007SP-057G-12
● PLAT PREPARATION DATE:	2-22-07
REVISIONS:	3-19-07 PER M.P.C. 6-8-07
● SCALE:	1" = 50'
● SHEET NUMBER:	SHEET 1 OF 1
● SURVEYOR:	ANDERSON, DELK, EPPS, & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 PHONE: (615) 331-0809 FAX: (615) 331-0810
● FEMA MAP NO.	47037C0363F, ZONE "X"

SPECIFIC PLAN APPROVAL

PRELIMINARY, FINAL, AS AMENDED, FULL, CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.

Conditions: See staff report
Amendment of Council 2-7-07

By: *[Signature]* MPC Date: 4-26-07
Metropolitan Planning Commission

Case Number : 2007SP-057G-12
Development Plan
Parkside

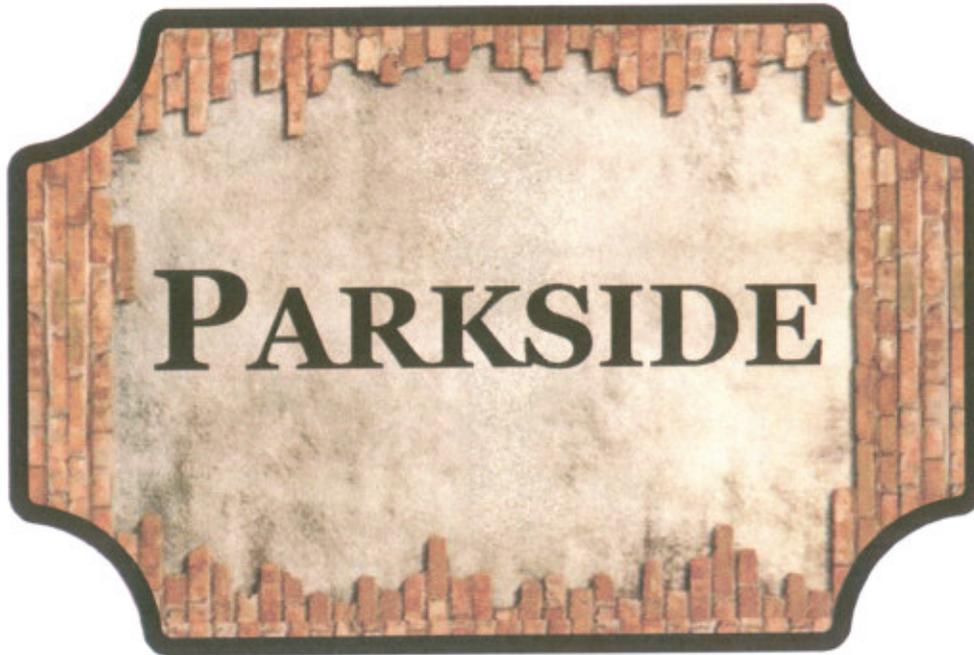
Proposed SP Development
31st Councilmanic District
Nashville, Davidson County, Tennessee
developer

Regent Development, LLC
6026 Nolansville Road
Nashville, Tennessee 37211
(615) 533-5566

Date: 02-22-07 Scale : 1" = 50'

Anderson, Delk, Epps & Associates Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809



**A QUALITY
SINGLE FAMILY LOT DEVELOPMENT**

SPECIFIC PLAN (SP) DISTRICT

SPECIFIC PLAN APPROVAL

PRELIMINARY, RECOMMENDED, in
 FULL, CONDITIONAL compliance with the
SP provisions of the Metropolitan Zoning Ordinance.

Conditions See staff report
For considered at Council 8-7-07

Developer: Regent Development, L.L.C. MPC Date 4.26.07
Metropolitan Planning Commission

Owner:

Charles White

By

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE / SUITE 4
NASHVILLE, TENNESSEE 37211

FINAL DRAFT

AN EXPLANATION OF THE PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT:

The purpose of the proposed Specific Plan (SP) District is to allow the development of 30 Single Family Lots. At the Pre-Application Conference with Metro Planning, the staff suggested the Developer use the SP District due to the site constraints. These constraints consist of the size, shape, and location of the property, minimum building setbacks, roadway right-of-ways, etc. Due to the natural restrictions on the property, the SP District gives the required flexibility to develop the tract of land. The Councilman and Developer believe the SP District will allow the property to be developed in a way that will meet the neighborhood concerns, market demand, and be suitable to the site and its surroundings.

AN EXPLANATION OF THE PROPOSED PLANS CONSISTENT WITH THE GOALS/OBJECTIVES OF THE GENERAL PLAN:

When the Developer met with the Planning Staff at the Pre-Application Conference, they indicated the proposed SP District would conform to the General Plan and Land Use Policy and would not require a policy change. The policy in place now is Residential Low-Medium Density. The land uses in these categories include Medium Density Residential.

A LIST OF ALLOWABLE USES:

The only use in the proposed SP District would be Single Family Lots.

EXISTING CONDITIONS ON THE SITE:

The site is vacant at the present time. It is bounded on the north by Harvard Estates, south by Mt. Pisgah Road, west by vacant land and east by Christiansted Valley. The site vegetation consists of grass, weeds, brush, small to medium trees and shrubs.

The site is presently zoned AR2A.

The existing Land Use Policy for the area is RLM – Residential Low-Medium Density which accommodates residential development within a range of two to four dwelling units per acre.

The proposed SP District (Christiansted Park) would permit only Single Family Lots.



730 2nd Ave S
 Nashville, TN 37210
www.nashville.gov/mpc

Parcel ID: 17200003200
Property Address: 5940 MT PISGAH RD
 NASHVILLE, TN 37211
Owner Information: WHITE, CHARLES
 P O BOX 111143
 NASHVILLE, TN 37222
 Date Acquired: 9/11/1996
 Document: QC-00010689
 0000070



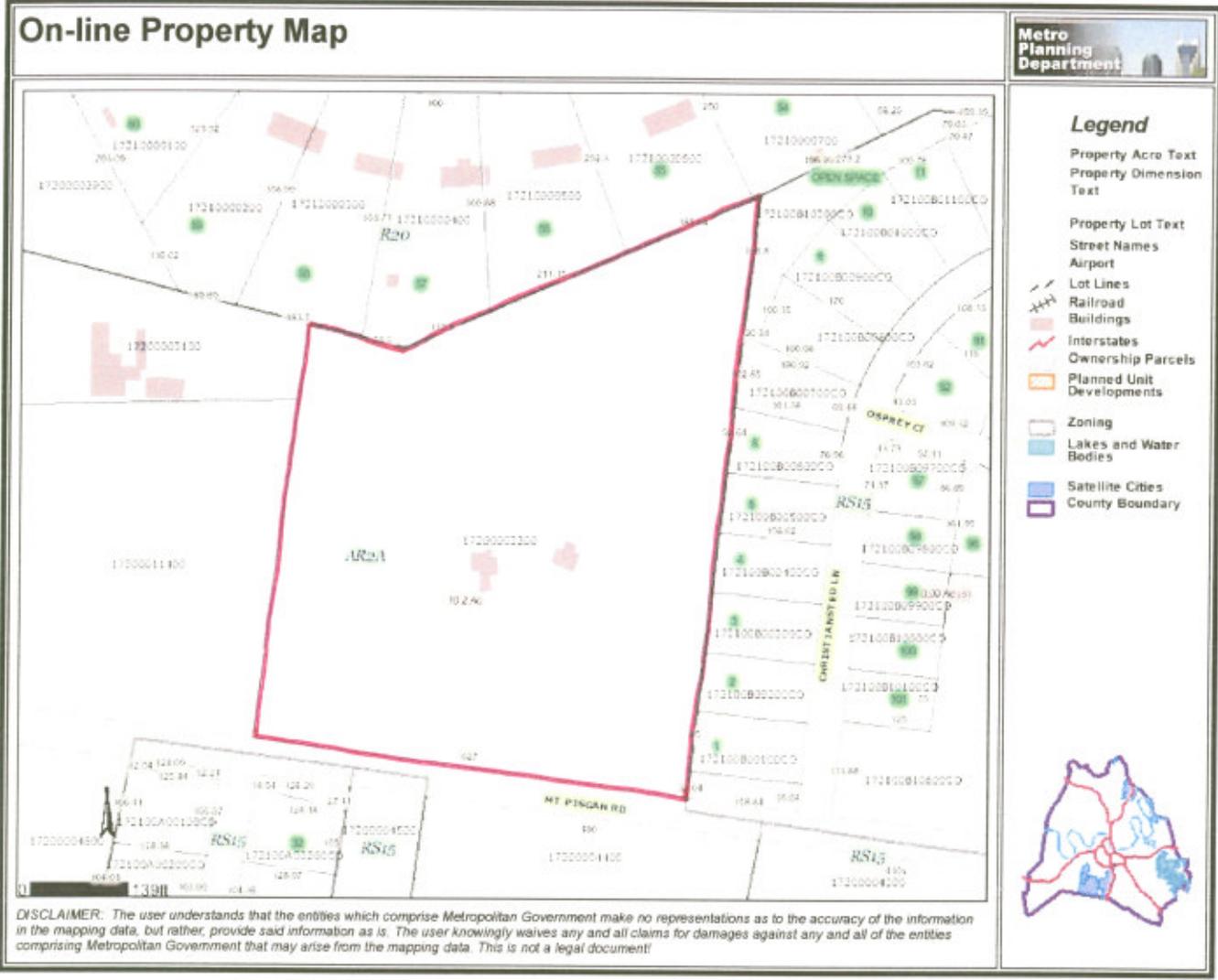
General Information: Census Tract: 19107002
 Council District: 31
 Land Use: 081, SFD(S) - RURAL

Property Information: Description: N SIDE MT PISGAH RD E OF EDMONSON PIKE
 Acreage: 10.2
 Dimensions: 0X0
 Document: DB-00000000 0000000

Zoning:
 Zoning: AR2A, AGRICULTURAL
 Date Effective: 12/24/1974
 Case Number:
 Bill Number: O73-650

Overlays:
 Overlay District: OV-AIR, AIRPORT OVERLAY
 Date Effective: 12/24/1974
 Case Number:
 Bill Number: O73-650

Assessment Information: Sale Price:
 Date Assessed: 1/1/2005
 Classes: R
 Land Appraised Value: \$38,195.00
 Improvement Appraised Value: \$62,800.00
 Total Appraised Value: \$100,995.00
 USD/GSD: GENERAL SERVICES DISTRICT
 Service Area/Field Book: 06D 54800



On-line Property Map



- Legend**
- Property Acre Text
 - Property Dimension Text
 - Property Lot Text
 - Street Names
 - Airport
 - Lot Lines
 - Railroad
 - Buildings
 - Interstates
 - Ownership Parcels
 - Planned Unit Developments
 - Zoning
 - Lakes and Water Bodies
 - Satellite Cities
 - County Boundary
 - 2005 Orthophoto



DISCLAIMER: The user understands that the entities which comprise Metropolitan Government make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. The user knowingly waives any and all claims for damages against any and all of the entities comprising Metropolitan Government that may arise from the mapping data. This is not a legal document!



NOTES:

1. THE SCALE OF THIS PLAN IS TO DIMENSIONS AS SHOWN ON THE PLAN.
2. SEE EXHIBIT FOR ALL NOTES.
3. SEE EXHIBIT FOR ALL NOTES.
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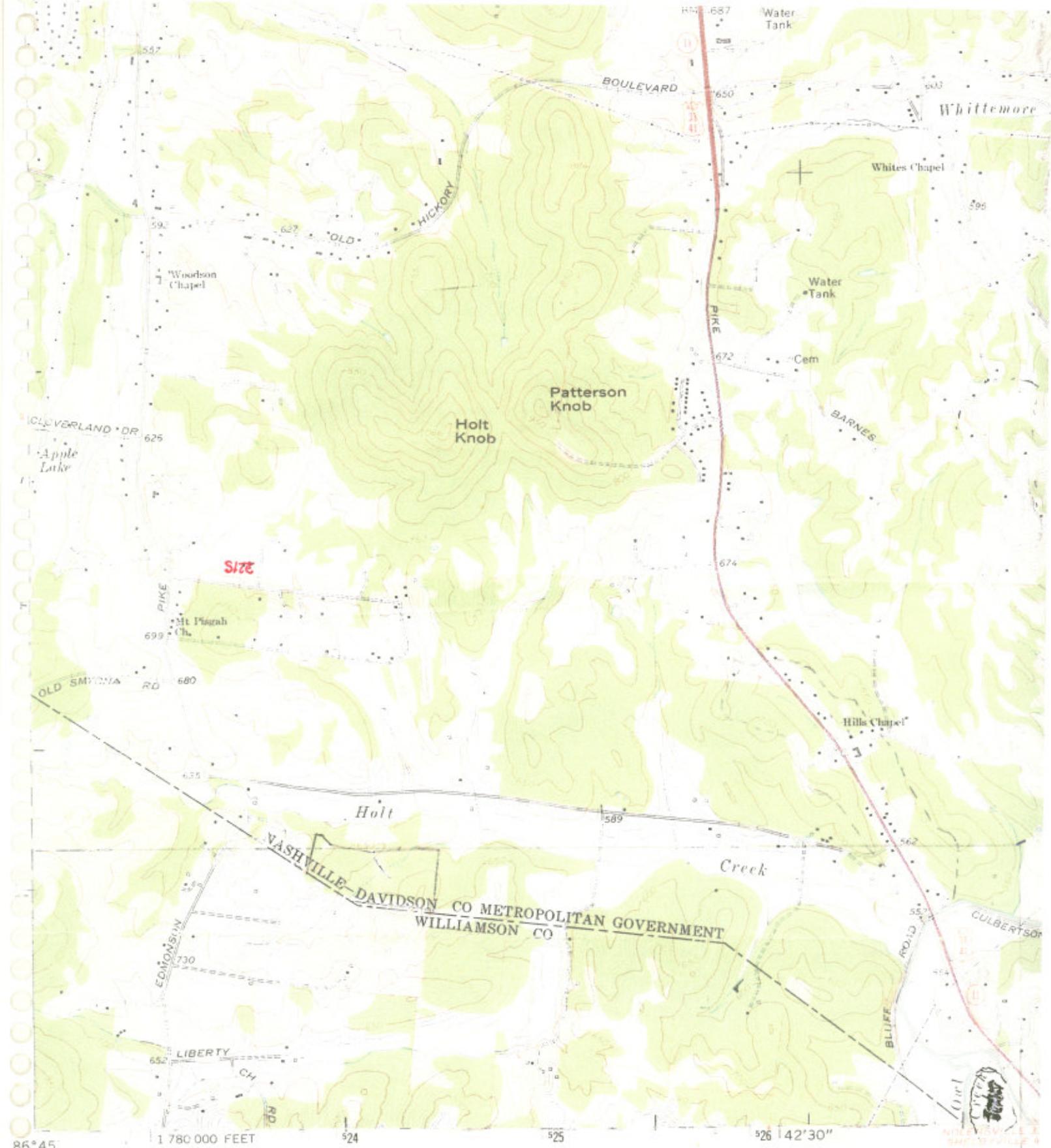
SP Development Summary

1. PROJECT NAME	2. PROJECT NUMBER	3. PROJECT DATE	4. PROJECT LOCATION
5. PROJECT OWNER	6. PROJECT ARCHITECT	7. PROJECT ENGINEER	8. PROJECT CONSULTANT
9. PROJECT STATUS	10. PROJECT PHASE	11. PROJECT BUDGET	12. PROJECT RISK
13. PROJECT SCHEDULE	14. PROJECT DELIVERABLES	15. PROJECT STAKEHOLDERS	16. PROJECT CHALLENGES
17. PROJECT OPPORTUNITIES	18. PROJECT RISKS	19. PROJECT MITIGATIONS	20. PROJECT SUCCESS FACTORS
21. PROJECT LESSONS LEARNED	22. PROJECT BEST PRACTICES	23. PROJECT RECOMMENDATIONS	24. PROJECT CONCLUSIONS



Case Number : 2007SP-0676-12
Development Plan
Parkside
 Proposed SP Development
 31st at Councilman's District
 Nashville, Davidson County, Tennessee
 developer
Regent Development, LLC
 8008 Nashville Road
 Nashville, Tennessee 37211
 (615) 880-8888
 Date: 02-22-07 Scale: 1" = 80'

Anderson, Delt, Egge & Associates Inc.
 618 Greentree Park Drive, Suite 4
 Nashville, Tennessee 37211
 (615) 331-0809



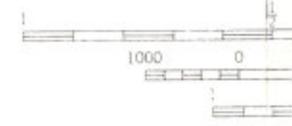
Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Tennessee Geodetic Survey

Topography by photogrammetric methods from aerial photographs taken 1951 and by the Army Map Service. Field checked 1952
 Revised from aerial photographs taken 1967. Field checked 1968

Polyconic projection. 1927 North American datum
 10,000-foot grid based on Tennessee coordinate system
 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue

Fine red dashed lines indicate selected fence and field lines where



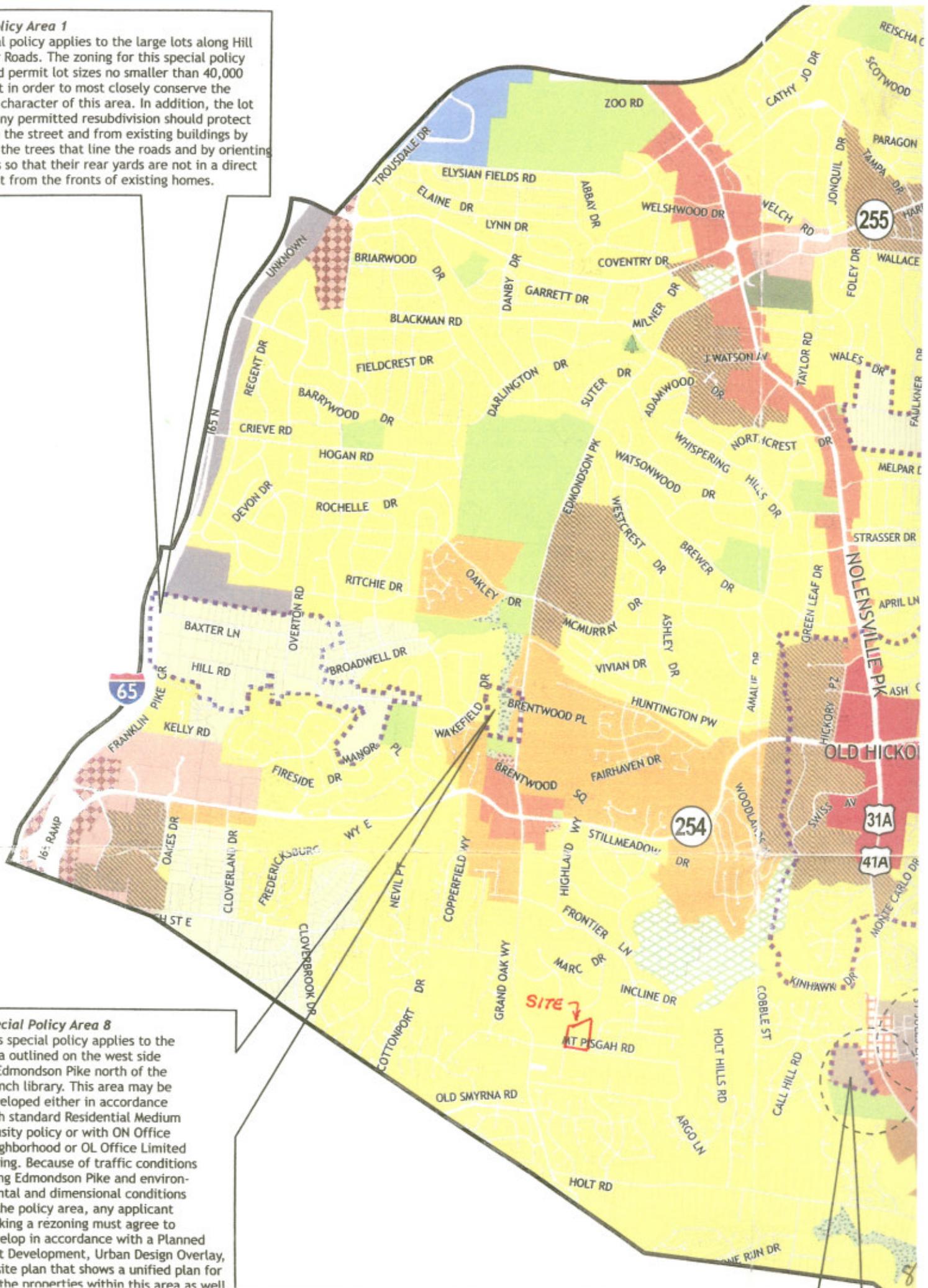
UTM GRID AND 1968 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Special Policy Area 1

This special policy applies to the large lots along Hill and Baxter Roads. The zoning for this special policy area should permit lot sizes no smaller than 40,000 square feet in order to most closely conserve the developed character of this area. In addition, the lot design of any permitted subdivision should protect views from the street and from existing buildings by preserving the trees that line the roads and by orienting new homes so that their rear yards are not in a direct line of sight from the fronts of existing homes.

Special Policy Area 8

This special policy applies to the area outlined on the west side of Edmondson Pike north of the branch library. This area may be developed either in accordance with standard Residential Medium Density policy or with ON Office Neighborhood or OL Office Limited zoning. Because of traffic conditions along Edmondson Pike and environmental and dimensional conditions of the policy area, any applicant seeking a rezoning must agree to develop in accordance with a Planned Unit Development, Urban Design Overlay, or site plan that shows a unified plan for all the properties within this area as well



Structure Plan

The Structure Plan presents the land use policy for the community. It provides parcel-specific information about the type of development envisioned on the property. All boundaries of the Structure Plan areas are intended to be definitive lines that are subject to being modified only by amendment. These boundaries consist mainly of lot and property lines, centerlines of public and railroad right-of-way, steep slope areas, or other easily identifiable features.

NCO

Natural Conservation

areas of steeply sloping terrain, unstable soils, floodplains or other environmental features that are constraints to development. Intended to be rural in character, with very low intensity development.

R

Rural

intended for agricultural, open space, and large-lot (2-acre minimum) residential.

OS

Open Space

encompasses a variety of public, private not-for-profit, and membership-based open space and recreational activities.

POS

Potential Open Space

areas recommended to be permanent open space but which have yet to be secured for such use.

NG

Neighborhood General

allows for residential development in a more traditional neighborhood pattern, with a mixture of housing types at moderate densities.

RL

Residential Low Density

accommodates residential development of about two units per acre.

RLM

Residential Low-Medium Density

accommodates residential development within a density range of two to four dwelling units per acre.

RM

Residential Medium Density

accommodates residential development within a density range of four to nine dwelling units per acre.

RMH

Residential Medium-High Density

accommodates residential development within a density range of nine to twenty dwelling units per acre.

NU

Neighborhood Urban

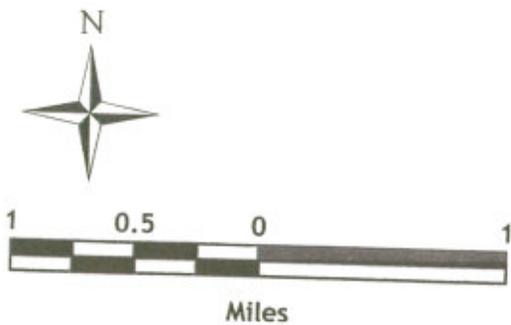
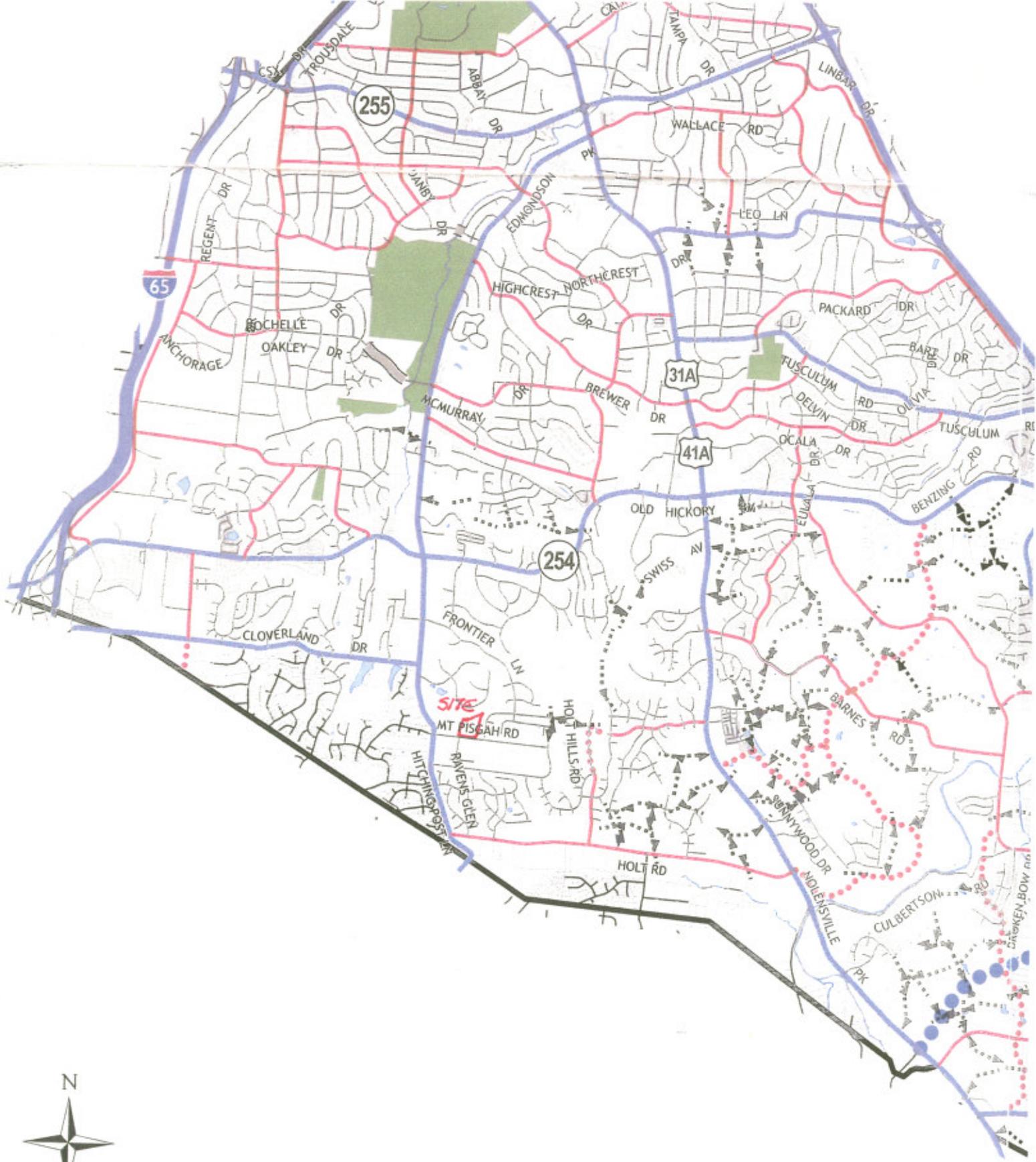
allows a mixture of residential and commercial uses at higher intensities in a traditional neighborhood pattern.

Special Policy Area 5

This special policy applies to the Neighborhood General areas along Cane Ridge Road. The average density of each of the planned Neighborhood General neighborhoods should not exceed nine housing units per acre. All other criteria for Neighborhood General neighborhoods (Standard Policy 14 - Land Use Policy Application) shall apply.

Special Policy Area 4

This special policy applies to the Neighborhood General areas adjacent to the I-24/Old Hickory Boulevard interchange. Rezoning of property to implement the Neighborhood General policy in each of the three planned neighborhoods should not take place until at least 80 acres of the land in a particular planned neighborhood has been assembled. Exceptions to the minimum size may be allowed if the proposed area of development demonstrates that it is or will be part of a neighborhood through vehicular and pedestrian connectivity to adjacent development. In addition, the average density of each planned neighborhood should not exceed nine housing units per acre. All other criteria for Neighborhood General neighborhoods (Standard Policy 14 - Land Use Policy Application) shall apply.



Vehicular Network



Vehicular Network

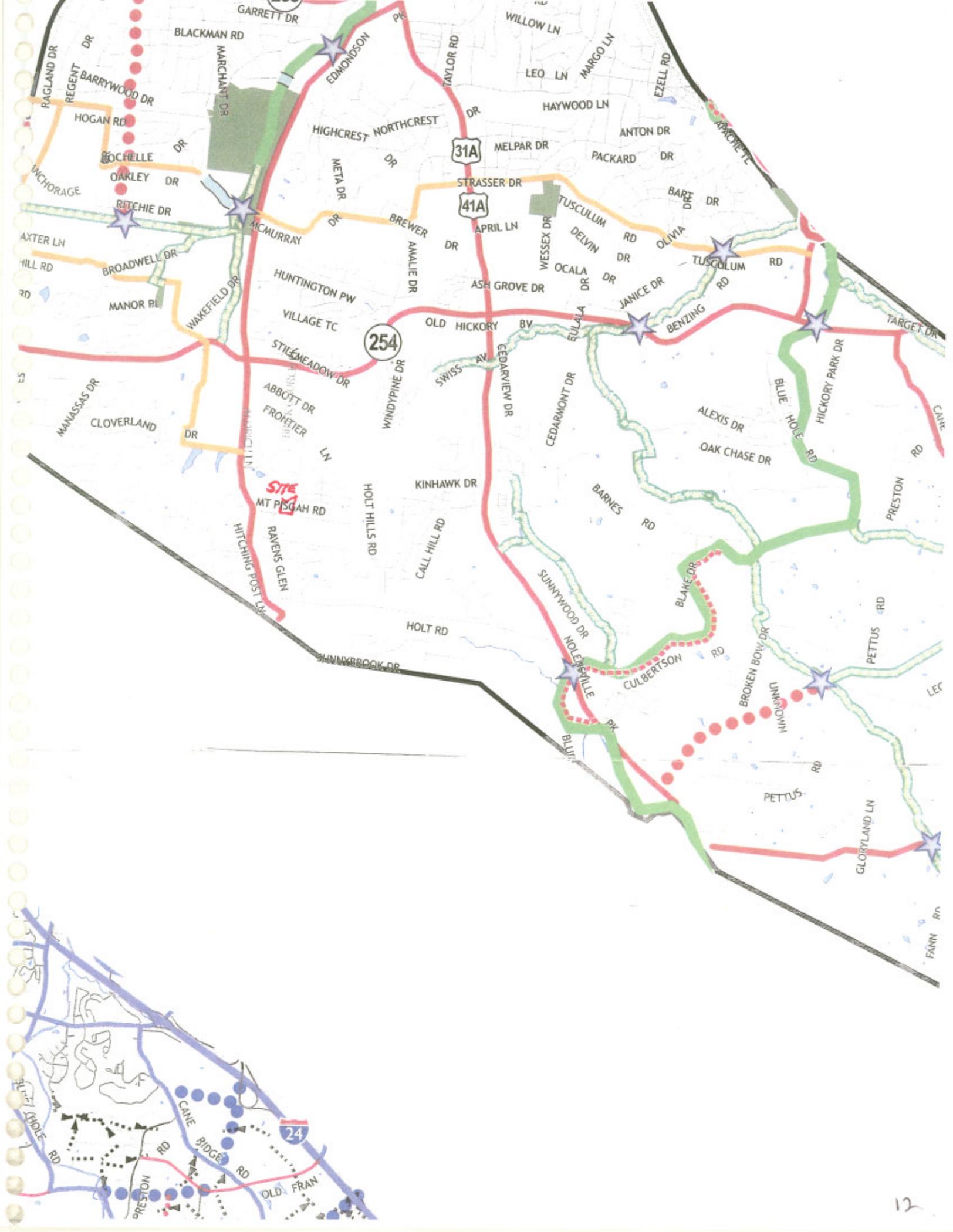
Major Streets

-  Existing Major
-  Proposed Major

Collector Streets

-  Existing Collector
-  Proposed Collector

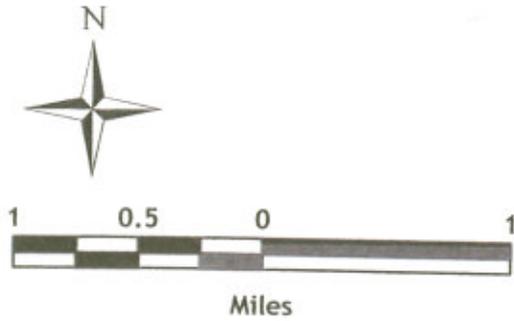
 Required Street Connections



Southeast Community Transportation Plan

The Transportation Plan presents the infrastructure changes and recommended improvements for the community. The changes shown here support the land use plan for the Southeast Community.

Pedestrian Network



Transportation Elements

Pedestrian Network

-  *Proposed Trailhead*
-  *Identified Greenway*
-  *Proposed Greenway*
-  *Trail Under Development*
-  *Proposed Bike Lane*
-  *Proposed Bicycle Route*
-  *Bike Lane*
-  *Bike Route*





EXTERIOR TO BE 80% BRICK

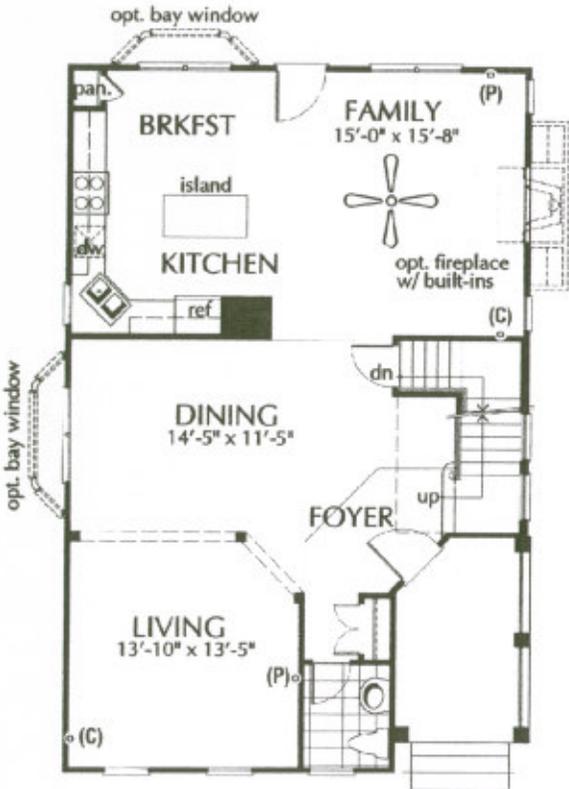
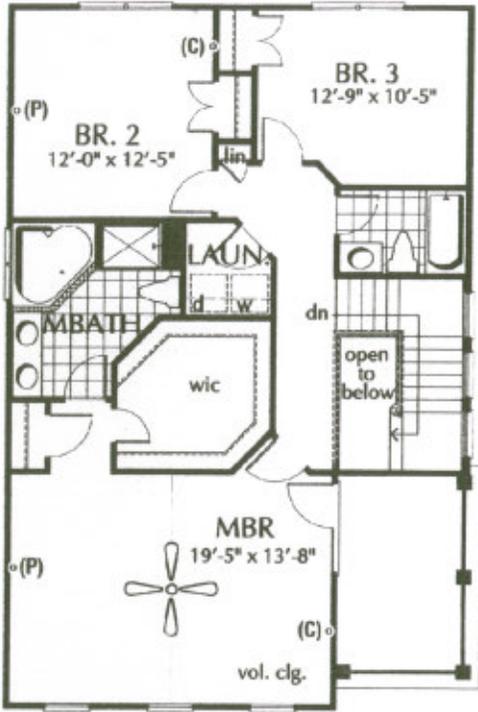
Vienna

First & Second Levels

Lot # _____

Initials _____

Date _____



Regent
HOMES



FRONT ELEVATION "A"

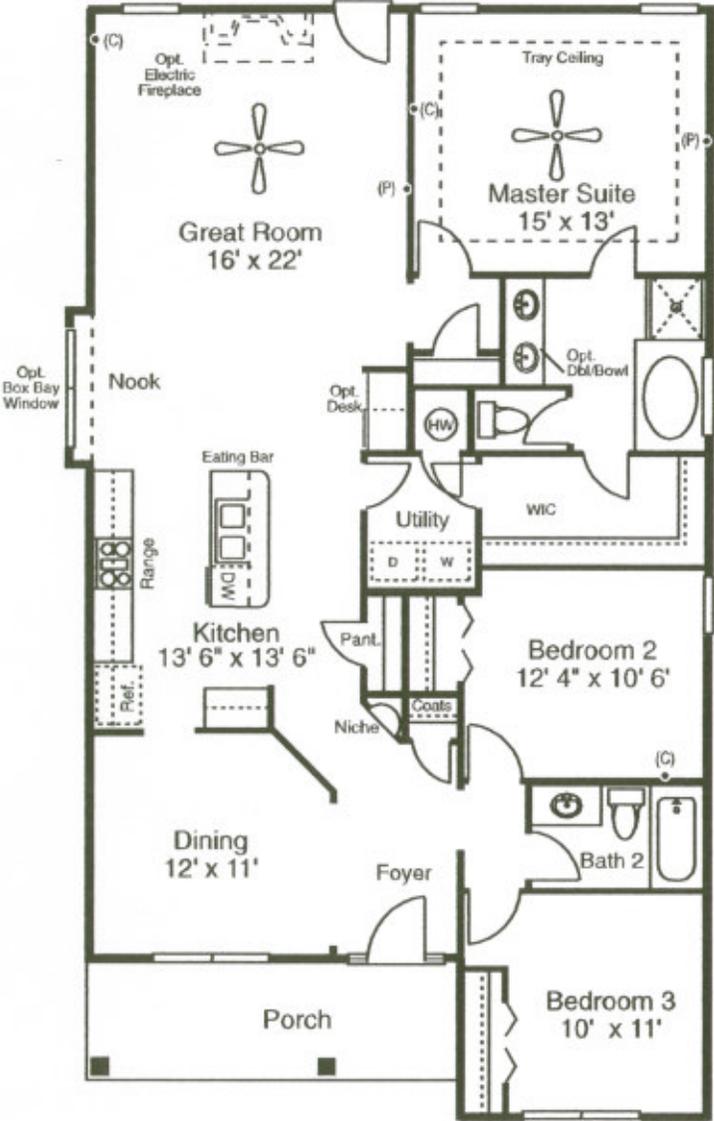
EXTERIOR TO BE 80% BRICK

Holly Springs I

Lot # _____

Initials _____

Date _____





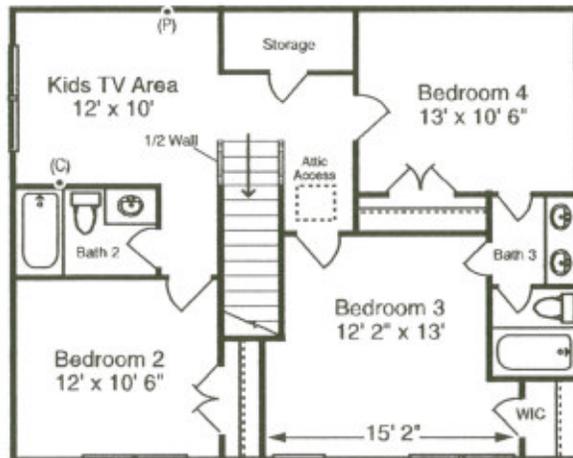
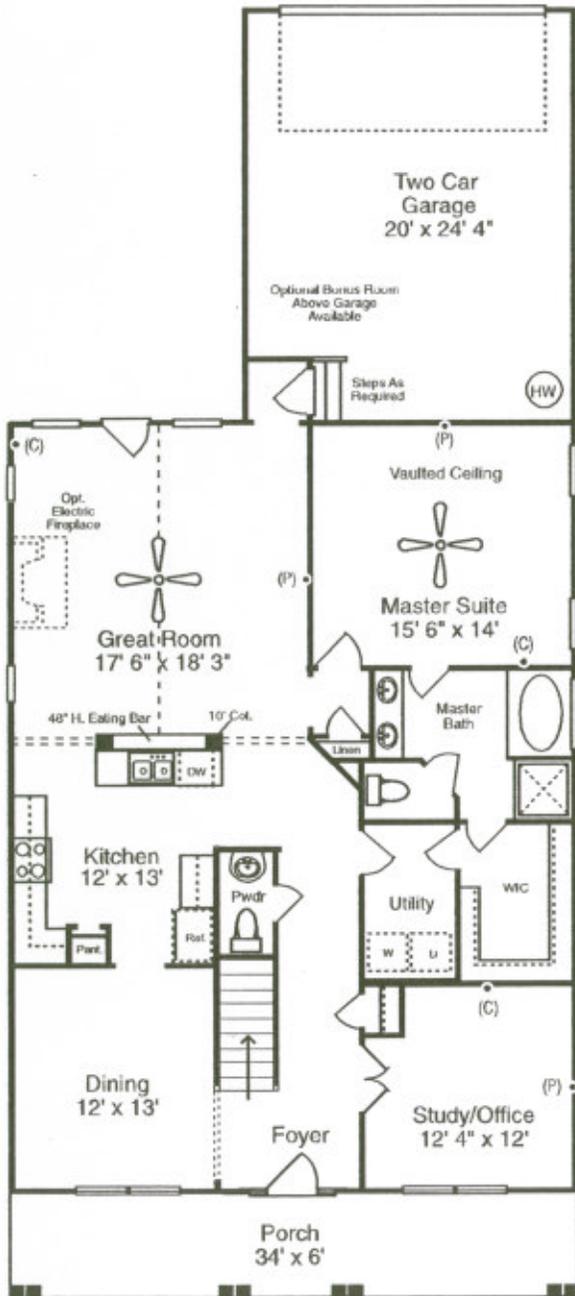
EXTERIOR TO BE 80% BRICK

Foley V
First & Second Levels

Lot # _____

Initials _____

Date _____





EXTERIOR TO BE 80% BRICK

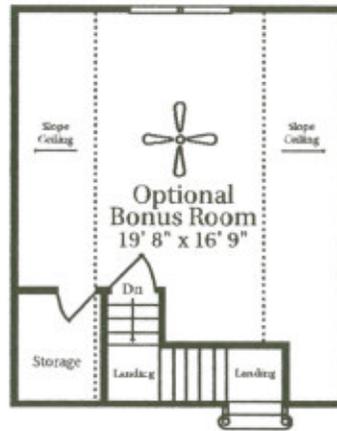
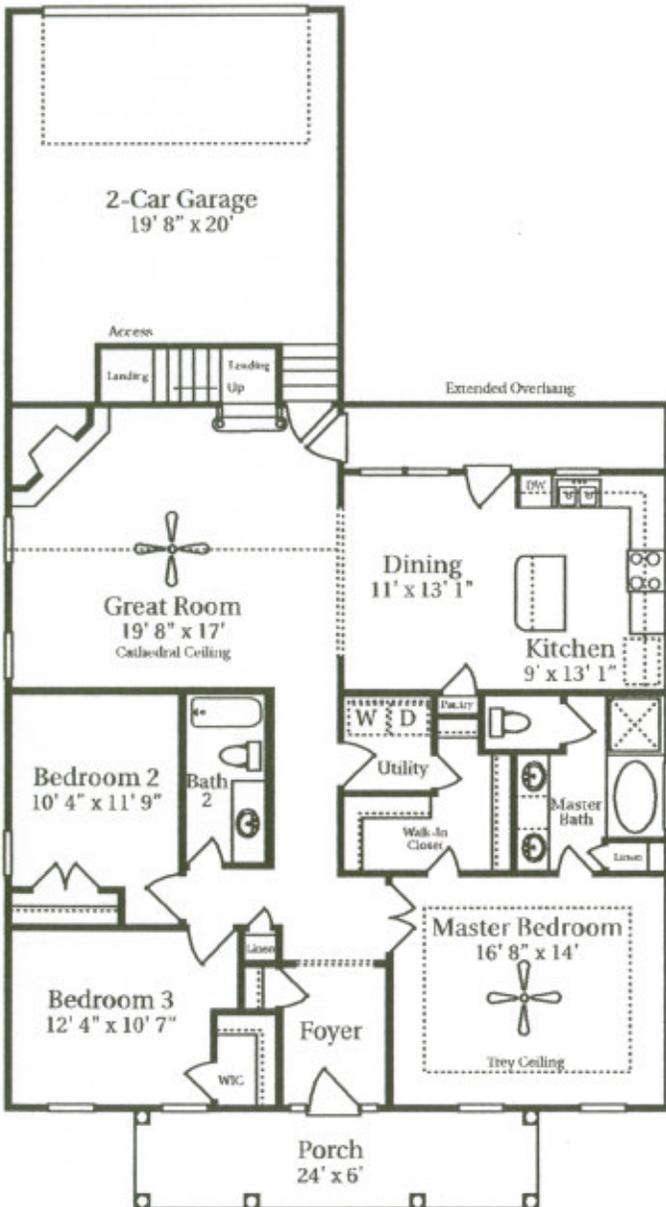
The Lynnwood

Shown With Optional Bonus Room

Lot # _____

Initials _____

Date _____



Optional Bonus Room

Regent
HOMES



EXTERIOR TO BE 80% BRICK

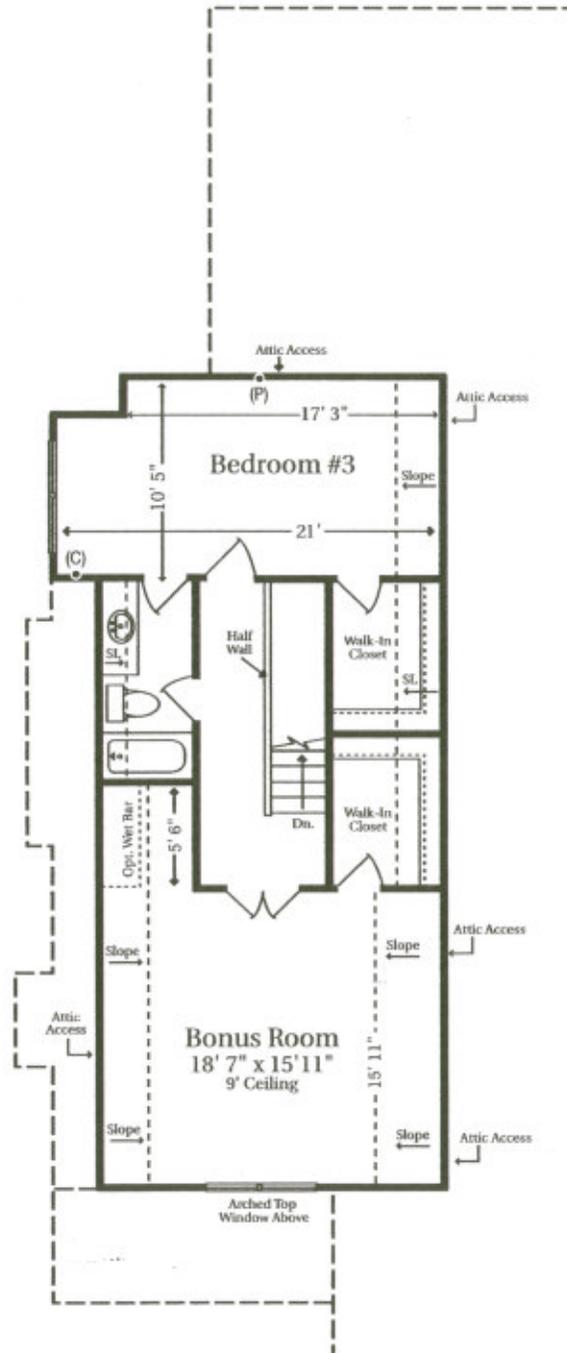
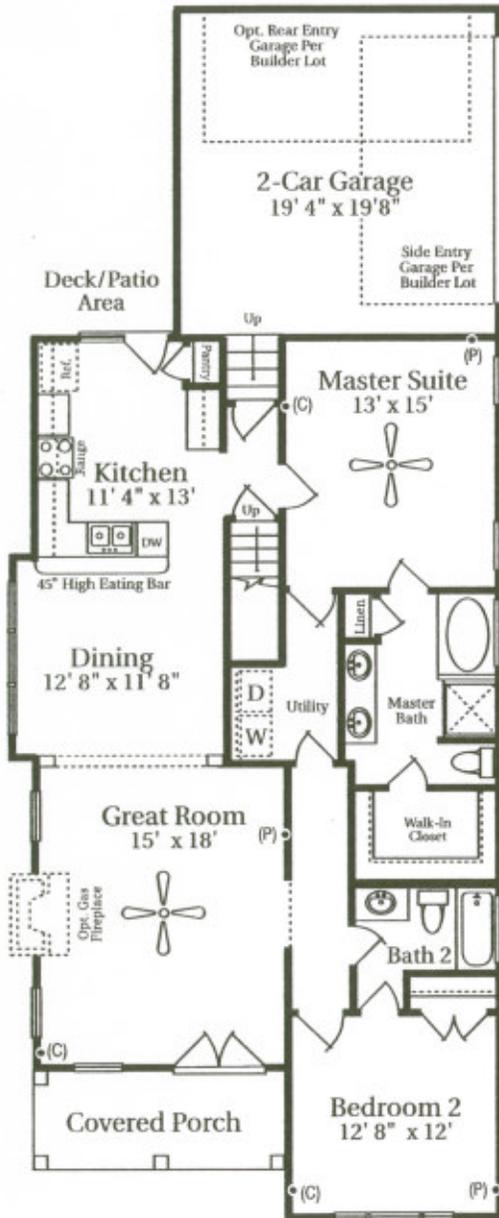
Magnolia Springs

First & Second Levels

Lot # _____

Initials _____

Date _____



Regent
HOMES

BILL PURCELL
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

February 16, 2007

DEPARTMENT OF WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE, NORTH
NASHVILLE, TENNESSEE 37208-2206

Mr. Joe Epps
Anderson, Delk, Epps and Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, TN 37211

Re: Sewer/Water Capacity Requirements, Christiansted Park Subdivision, Proposed 30 Single-Family Lots, Mt. Pisgah Road, Map 172, Parcel 32, (10.20 Acres)

Dear Mr. Epps:

Water and sanitary sewer will be available as requested on January 31, 2007, upon payment of capacity charges based on the projected 10,500 gallons per day average daily flow. Public water and public sewer main extensions will be required for the proposed development. Easement acquisitions will be the responsibility of the developer and at the developer's expense. Pressure regulating devices will be required when pressures exceed 100 psi. It is the responsibility of the engineer to contact the Fire Marshall's Office regarding adequate fire protection.

The final water capacity charge for this development will be **\$30,000.00**.
The final sewer capacity charge for this development will be **\$60,000.00**.
The final total calculated water/sewer capacity charge for this development will be **\$90,000.00**.

Service can be made available by payment of the charges as follows:

<u>Commitment</u>	<u>Water Capacity Charge</u>		<u>Sewer Capacity Charge</u>		<u>Total Capacity Charge</u>	
1 Year	\$ 9,000.00	(30%)	\$ 18,000.00	(30%)	\$ 27,000.00	(30%)
2 Years	\$ 17,000.00	(55%)	\$ 34,000.00	(55%)	\$ 51,000.00	(55%)
3 Years or More	\$ 30,000.00	(100%)	\$ 60,000.00	(100%)	\$ 90,000.00	(100%)

A minimum of 30% of these non-refundable charges must be paid within 90 days of this letter to our **Metro Water Services, Permits Office, Metro Office Building, 800 Second Avenue South, Nashville, TN 37210**. Upon receipt of these fees, we will issue the formal availability letter. Prior to issuance of sewer/water connection permits for the proposed development, our Department must receive the entire capacity fee. Upon Council approval, we reserve the right to revise the fee structure.

Should you have any questions, please contact Ms. Diane Martindale at (615) 862-4598 and select Option 1.

Sincerely,

Alan W. Hand, P.E.
Engineer 2

AWH:DM:cg

Cc: Mr. Scott A. Potter, P.E., Water Services Director
Mr. Cyrus Q. Toosi, P.E., Assistant Director-Engineering
Mr. Michael D. Morris, P.E., Engineer 3
Ms. Mary Ellen Jackson, Customer Service Assistant Manager
Mr. Parker Toler, Council District 31

RECEIVED
FEB 22 2007

BY: _____



If you need assistance or an accommodation, please contact Metro Water Services, Mr. Joseph A. Estes, Sr. at 615-862-4862, 1600 Second Avenue North, Nashville, Tennessee 37208.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CHRISTIANSTED PARK HOMEOWNERS ASSOCIATION, INC.

This Declaration prepared by:
Community Association Services
P.O. Box 178171
Nashville, TN 37217-8171
Phone: (615) 394-9808
Fax: (615) 366-4951

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CHRISTIANSTED PARK HOMEOWNERS ASSOCIATION, INC.**

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this _____ day of _____, 2007, by _____, a Tennessee Limited Liability Company (hereinafter referred to as "Declarant");

Declarant is the owner of the real property described in Exhibit "A" attached hereto and incorporated herein by reference. Declarant intends by this Declaration to impose upon the Properties (as defined herein) mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of residential property within the Properties. Declarant desires to provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties as are now or hereafter subjected to this Declaration;

Declarant hereby declares that all of the property described in Exhibit "A" and any additional property as is hereafter subjected to this Declaration by Supplemental Declaration (as defined herein) shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of and which shall run with the real property subjected to this Declaration and which shall be binding on all parties having any right, title, or interest in the described Properties or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner thereof. This Declaration does not and is not intended to create a condominium within the meaning of the Tennessee Horizontal Property Act, Tenn. Code Ann. 64.2701, et seq.

Declarant, as the owner and developer of the Christiansted Park Subdivision, desires to complete the development of the Christiansted Park Subdivision including the infrastructure thereof and the common amenities attendant thereto.

Declarant has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created.

Declarant has caused or will cause to be incorporated under the laws of the State of Tennessee, as a non-profit corporation, the Christiansted Park Homeowners Association, Inc. for the purpose of exercising the functions aforesaid.

Now, therefore, the Declarant hereby declares that the real property described in Exhibit "A" hereof is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens (sometimes referred to herein as the "Covenants, Conditions and Restrictions" or as the "Restrictions") hereinafter set forth which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding upon all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors or assigns, and shall inure to the benefit of each owner thereof.

Article I Definitions

Section 1. "Area of Common Responsibility" shall mean and refer to the Common Area, together with easement areas, if any, which by the terms of this Declaration or by contract become the responsibility of the Association. The office of any property manager employed by or contracting with the Association, if located on the Properties, or any public rights-of-way within or adjacent to the Properties, may be part of the Area of Common Responsibility.

Section 2. "Articles of Incorporation" or "Articles" shall mean and refer to the Articles of Incorporation of Christiansted Park Homeowners Association, Inc., as filed with the Secretary of State of the State of Tennessee.

Section 3. "Association" shall mean and refer to Christiansted Park Homeowners Association, Inc., a Tennessee nonprofit corporation, its successors or assigns. The "Board of Directors" or "Board" shall be the elected body having its normal meaning under Tennessee corporate law.

Section 4. "Base Assessment" shall mean and refer to assessments levied against all Units in the Properties to fund Common Expenses.

Section 5. "By-Laws" shall mean and refer to the By-Laws of Christiansted Park Homeowners Association, Inc., attached hereto as Exhibit "B" and incorporated herein by reference, as they may be amended from time to time.

Section 6. "Class "B" Control Period" shall mean and refer to the period of time during which the Declarant, as the Class "B" Member, is entitled to appoint at least a majority of the members of the Board of Directors, as provided in Article III, Section 2(b), of the Declaration, and Article III, Section 2 of the By-Laws.

Section 7. "Common Area" shall mean all real and personal property which the Association now or hereafter owns or otherwise holds for the common use and enjoyment of all Owners. The initial Common Area shall be conveyed to the Association prior to the conveyance of the last Unit to any Unit purchaser other than a builder or developer holding title for the purpose of development and resale.

Section 8. "Common Expenses" shall mean and include the actual and estimated expenses incurred by the Association for the general benefit of all Unit Owners, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the By-Laws, and the Articles of Incorporation of the Association.

Section 9. "Community-Wide Standard" shall mean the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard may be more specifically determined by the Board of Directors and the New Construction Committee.

Section 10. "Declarant" shall mean and refer to Regent Development, LLC, a Tennessee Partnership, or its successors, successors-in-title or assigns who take title to any portion of the property described on Exhibit "A" for the purpose of development and sale and are designated as the Declarant hereunder in a recorded instrument executed by the immediately preceding Declarant.

Section 11. "Member" shall mean and refer to a Person entitled to membership in the Association, as provided herein.

Section 12. "Mortgage" shall mean and refer to a mortgage, a deed of trust, a deed to secure debt, or any other form of security deed.

Section 13. "Mortgagee" shall mean and refer to a beneficiary or holder of a Mortgage.

Section 14. "Mortgagor" shall mean and refer to any Person who gives a Mortgage.

Section 15. "Owner" shall mean and refer to one (1) or more Persons who hold the record title to any Unit which is part of the Properties, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Unit is sold under a recorded contract of sale, and the contract specifically so provides, then the purchaser (rather than the fee owner) will be considered the Owner.

Section 16. "Person" means a natural person, a corporation, a partnership, a trustee, or other legal entity.

Section 17. "Properties" shall mean and refer to the real property described in Exhibit "A" attached hereto, together with such additional property as is hereafter subjected to this Declaration by Supplemental Declaration.

Section 18. "Special Assessment" shall mean and refer to assessments levied in accordance with Article X, Section 4 of this Declaration.

Section 19. "Supplemental Declaration" shall mean an amendment or supplement to this Declaration which subjects additional property to this Declaration or imposes, expressly or by reference, additional restrictions and obligations on the land described therein, or both.

Section 20. "Unit" shall mean a portion of the Properties, whether developed or undeveloped, intended for development, use and occupancy as a detached residence for a single family. The term shall include all portions of the lot owned, including any structure thereon.

In the case of a parcel of vacant land or land on which improvements are under construction, the parcel shall be deemed to contain the number of Units planned for such parcel until such time as a certificate of occupancy is issued on all or a portion thereof by the local government entity having jurisdiction, after which the portion designated in the certificate of occupancy shall constitute a separate Unit or Units as determined above and the number of Units on the remaining land, if any, shall continue to be determined in accordance with this paragraph.

Article II Property Rights

Every Owner shall have a right and easement of enjoyment in and to the Common Area, subject to this Declaration as it may be amended from time to time and to any restrictions or limitations contained in any deed conveying such property to the Association.

Any Owner may delegate his or her right of enjoyment to the members of his or her family, tenants and social invitees, as applicable, subject to reasonable regulation by the Board and in accordance with procedures it may adopt. An Owner who leases his or her Unit shall be deemed to have delegated all such rights to the Unit's lessee.

Declarant reserves the right to amend this Declaration unilaterally at any time, without prior notice and without the consent of any Person, for the purpose of removing certain portions of the Properties then owned by the Declarant or its affiliates or the Association from the provisions of this Declaration to the extent originally included in error or as a result of any changes whatsoever in the plans for Christiansted Park desired to be

effected by the Declarant, provided such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for Christiansted Park.

Article III
Membership and Voting Rights

Section 1. Membership. Every Owner, as defined in Article I, shall be deemed to have a membership in the Association.

No Owner, whether one (1) or more Persons, shall have more than one (1) membership per Unit owned. In the event the Owner of a Unit is more than one (1) Person, votes and rights of use and enjoyment shall be as provided herein. The rights and privileges of membership may be exercised by a Member or the Member's spouse, subject to the provisions of this Declaration and the By-Laws. The membership rights of a Unit owned by a corporation or partnership shall be exercised by the individual designated by the Owner in a written instrument provided to the Secretary, subject to the provisions of this Declaration and the By-Laws "or as otherwise provided in Article II."

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

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

Class "A" Members shall be entitled to one (1) equal vote for each Unit in which they hold the interest required for membership under Section 1 hereof; there shall be only one (1) vote per Unit.

In any situation in which more than one (1) Person holds the interest in a Unit required for membership, the vote for such Unit shall be exercised as those Persons determine among themselves and advise the Secretary of the Association in writing prior to any meeting. In the absence of such advice, the Unit's vote shall be suspended if more than one (1) Person seeks to exercise it.

(b) Class "B". The Class "B" Member shall be the Declarant. The rights of the Class "B" Member, including the right to approve actions taken under this Declaration and the By-Laws, are specified elsewhere in the Declaration and the By-Laws. The Class "B" Member shall be entitled to, in its sole discretion, appoint the members of the Board of Directors during the Class "B" Control Period, subject only to Article III, Section 6, of the By-Laws. For a period of one (1) year after the date of termination of the Class "B" Control Period the Declarant shall have the right to participate in the decision-making process and the right to disapprove all actions of the Board of Directors and any committee as provided in Article III, Section 3, of the By-Laws. The Class "B" Control Period shall terminate, and

the Class "B" membership shall terminate and become converted to Class "A" membership, upon the earlier of:

(i) when ninety (90%) percent of the Units planned for the property described on Exhibit "A" of the Declaration have certificates of occupancy issued thereon and have been conveyed to Persons other than the Declarant or builders holding title solely for the purpose of development and sale;

(ii) January 1, 2011; or

(iii) when, in its discretion, the Class "B" Member so determines.

Notwithstanding any provisions to the contrary contained in this Declaration or the By-Laws, during the Class "B" Control Period, any action, policy or program of the Association requiring approval by the vote of the Members of the Association shall not be taken or adopted until also approved in writing by the Class "B" Members.

Article IV Maintenance

Section 1. Association's Responsibility. The Association shall maintain and keep in good repair the Area of Common Responsibility, such maintenance to be funded as hereinafter provided, subject to any insurance then in effect. This maintenance shall include, but need not be limited to, maintenance, repair, and replacement of all landscaping and other flora, structures, and improvements situated upon the Common Areas or within easements. Maintenance shall also include full lawn maintenance to each unit's/home's property included within the Area of Common Responsibility as may be dictated by this Declaration, or by a contract or agreement for maintenance thereof by the Association.

Except as otherwise specifically provided herein, all costs associated with the maintenance, repair of the Common Areas and each privately owned lawn shall be a Common Expense to be allocated among all Units as part of the Base Assessment.

The Association may maintain property which it does not own, including, without limitation, property dedicated to the public, if the Board of Directors determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

Section 2. Owner's Responsibility. Each Owner shall maintain his or her home and all exterior surfaces of the home, parking areas, fences and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants, unless such maintenance responsibility is otherwise assumed by or assigned to the Association. If any Owner fails properly to perform his or her maintenance

responsibility, the Association may perform it and assess all costs incurred by the Association against the Unit and the Owner thereof, in accordance with Article X, Section 4 of this Declaration; provided, however, except when entry is required due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

Article V
Insurance and Casualty Losses

Section 1. Insurance. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if reasonably available, for all insurable improvements on the Common Area. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred (100%) percent of the replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard.

In addition to casualty insurance on the Common Area, the Association may, as a Common Expense, but shall not under any circumstances be obligated to, obtain and continue in effect adequate blanket all-risk casualty insurance, if reasonably available, and if not reasonably available, fire and extended coverage, in such form as the Board of Directors deems appropriate for one hundred (100%) percent of the replacement cost of all structures located on Units.

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 (\$1,000,000.00) Dollar single person limit as respects bodily injury and property damage, a One Million (\$1,000,000.00) Dollar limit per occurrence, if reasonably available, and a Two Hundred-Fifty Thousand (\$250,000.00) Dollar minimum property damage limit.

Premiums for all insurance shall be Common Expenses of the Association and shall be included in the Base Assessment, as defined in Article I and as more particularly described in Article X, Section 1. The policy may contain a reasonable deductible, and, in the case of casualty insurance, 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. The deductible shall be paid by the party who would be liable for the loss of repair in the absence of insurance and in the event of multiple parties shall be allocated in relation to the amount each party's loss bears to the total.

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

(a) All policies shall be written with a company licensed to do business in Tennessee which holds a Best's rating of A or better and is assigned a financial size category of XI or larger as established by A. M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating.

(b) All policies shall be for the benefit of the Association and its Members and their Mortgagees, as their interests may appear.

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

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

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

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

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

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

(iii) a statement that no policy may be cancelled, invalidated, suspended, or subject to nonrenewable on account of the actions of any one or more individual Owners;

(iv) a statement that no policy may be cancelled, invalidated, suspended, or subject to non-renewal on account of the conduct of any director, officer, or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time

thereafter within which the defect may be cured by the Association, its manager, any Owner, or Mortgagee;

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

(vi) that the Association will be given at least thirty (30) days' prior written notice of any cancellation, substantial modification, or non-renewal.

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 required by law, directors' and officers' liability coverage, if reasonably available, a fidelity bond or bonds on directors, officers, employees, and other Persons handling or responsible for the Association's funds, if reasonably available, and flood insurance, if required. The amount of fidelity coverage shall be determined in the directors' best business judgment but, if reasonably available, may not be less than three (3) months' assessments on all Units, plus reserves on hand. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and shall require at least thirty (30) days' prior written notice to the Association of any cancellation, substantial modification, or non-renewal.

Section 2. Individual Insurance. By virtue of taking title to a Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry blanket all-risk casualty insurance on the Unit(s) and structures constructed thereon meeting the same requirements as set forth in Section 1 of this Article V for insurance on the Common Area, unless the Association carries such insurance (which they are not obligated to do hereunder). Each Owner further covenants and agrees that in the event of a partial loss or damage and destruction resulting in less than total destruction of structures comprising his Unit, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article XI of this Declaration. The Owner shall pay any costs of repair or reconstruction which is not covered by insurance proceeds. In the event that the structure is totally destroyed the Owner may decide not to rebuild or to reconstruct, in which case the Owner shall clear the Unit of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Unit in a neat and attractive condition consistent with the Community-Wide Standard.

Section 3. Damage and Destruction.

(a) Immediately after damage or destruction by fire or other casualty to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors or its duly authorized agent shall proceed with filing and adjusting all

claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Properties. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Properties to substantially the same condition in which they existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

(b) Any damage or destruction to the Common Area shall be repaired or reconstructed unless the Members representing at least seventy-five (75%) percent of the total vote of the Association, shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to Common Area shall be repaired or reconstructed.

(c) In the event that it should be determined in the manner described above that the damage or destruction to the Common Area shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portion of the Properties shall be restored to their natural state and maintained by the Association in a neat and attractive condition consistent with the Community-Wide Standard.

Section 4. Disbursement of Proceeds. If the damage or destruction for which the proceeds of insurance policies are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as herein provided. Any proceeds remaining after defraying such costs of repair or reconstruction to the Common Area shall be retained by and for the benefit of the Association and placed in a capital improvements account. In the event no repair or reconstruction is made, any proceeds remaining after making such settlement as is necessary and appropriate with the affected Owner or Owners and their Mortgagee(s) as their interests may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of any Mortgagee of a Unit and may be enforced by such Mortgagee.

Section 5. Repair and Reconstruction. If the damage or destruction to the Common Area is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a special assessment against all Owners on the same basis as provided for Base Assessments. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

Article VI

No Partition

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

Article VII Condemnation

Whenever all or any part of the Common Area shall be taken (or conveyed in lieu of and under threat of condemnation by the Board acting on the written direction of Members representing at least two-thirds (2/3) of the total Association vote and the Declarant, as long as the Declarant owns any property described on Exhibit "A") by any authority having the power of condemnation or eminent domain, each Owner shall be entitled to notice thereof. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:

If the taking involves a portion of the Common Area on which improvements have been constructed, then, unless within sixty (60) days after such taking the Declarant, so long as the Declarant owns any property described in Exhibit "A" of ninety (90%) percent of the total vote of the Association shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land included in the Common Area to the extent lands are available therefor, in accordance with plans approved by the Board of Directors of the Association. If such improvements are to be repaired or restored, the above provisions in Article V hereof regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after such restoration or replacement is completed, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board of Directors of the Association shall determine.

Article VIII Annexation of Additional Property

Section 1. Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option, from time to time at any time until all property described on Exhibit "A" has been subjected to this Declaration or January 1, 2020, whichever is earlier, subject to the provisions of this Declaration and the jurisdiction of the

Association, all or any portion of the real property described in Exhibit "A", attached hereto and by reference made a part hereof. Such annexation shall be accomplished by filing in the public records of Davidson County, Tennessee, an amendment to this Declaration annexing such property. Such Supplemental Declaration shall not require the consent of Members. Any such annexation shall be effective upon the filing for record of such Supplemental Declaration unless otherwise provided therein. Declarant shall have the unilateral right to transfer to any other Person the said right, privilege, and option to annex additional property which is herein reserved to Declarant, provided that such transferee or assignee shall be the developer of at least a portion of the real property described in Exhibit "A" and that such transfer is memorialized in a written, recorded instrument executed by the Declarant.

Section 2. Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, the Association may annex real property other than that described on Exhibit "A", and following the expiration of the right in Section 1, any property described on Exhibit "A", to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of Members representing a majority of the Class "A" votes of the Association (other than those held by Declarant) present at a meeting duly called for such purpose and of the Declarant, so long as Declarant owns property subject to this Declaration or which may become subject hereto in accordance with Section 1 of this Article.

Annexation shall be accomplished by filing of record in the public records of Davidson County, Tennessee, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by the President and the Secretary of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the By-Laws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section 2 and to ascertain the presence of a quorum at such meeting.

Section 3. Acquisition of Additional Common Area. Declarant may convey to the Association additional real estate, improved or unimproved, located within the properties described in Exhibit "A" which upon conveyance or dedication to the Association shall be accepted by the Association and thereafter shall be maintained by the Association at its expense for the benefit of all its Members.

Section 4. Amendment. This Article shall not be amended without the prior written consent of Declarant, so long as the Declarant owns any property described in Exhibit "A" hereof.

Article IX
Rights and Obligations of the Association

Section 1. Common Area and Easement Areas. The Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Areas, Easement Areas and all improvements thereon (including, without limitation, furnishings and equipment related thereto and common landscaped areas), and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to the terms and conditions hereof and consistent with the Community-Wide Standard.

Section 2. Personal Property and Real Property for Common Use. The Association, through action of its Board of Directors, may acquire, hold, and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold, or other property interests within the Properties conveyed to it by the Declarant.

Section 3. Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Properties, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions may include reasonable monetary fines and suspension of the right to vote and the right to use the recreational facilities. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided by the By-Laws of the Association.

The Association, acting through the Board by contract or other agreement, shall have the right to enforce county ordinances or permit Davidson County, Tennessee, to enforce ordinances on the Properties for the benefit of the Association and its Members.

Section 4. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

Article X Assessments

Section 1. Creation of Assessments. There are hereby created assessments for Association expenses as may from time to time specifically be authorized by the Board of Directors to be commenced at the time and in the manner set forth in Section 7 of this Article. There shall be two (2) types of assessments: (a) Base Assessments to fund Common Expenses for the benefit of all Members of the Association; and (b) Special Assessments as described in Section 4 below.

Base Assessments shall be levied equally on all Units. Special Assessments shall be levied as provided in Section 3 below. Each Owner, by acceptance of his or her deed or recorded contract of sale, is deemed to covenant and agree to pay these assessments.

All assessments, together with interest at a rate not to exceed ten (10%) percent or the highest rate allowed by Tennessee law as computed from the date the delinquency first occurs, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Unit against which each assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of such Unit at the time the assessment arose, but his or her grantee shall not be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance unless the obligation is expressly assumed by them. No first Mortgagee who obtains title to a Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid assessments which accrued prior to acquisition of title.

The Association shall, upon demand at any time, furnish to any Owner liable for any type of assessment a certificate in writing signed by an officer of the Association setting forth whether such assessment has been paid as to any particular Unit. Such certificate shall be conclusive evidence of payment to the Association of such assessment therein stated to have been paid. The Association may require the advance payment of a processing fee not to exceed Fifty (\$50.00) Dollars for the issuance of such certificate.

Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, acceleration of the annual Base Assessment for delinquents, including Owners delinquent in the payment of fines imposed in accordance with Article III, Section 22, of the By-Laws. Unless the Board otherwise provides, the Base Assessment shall be paid in monthly installments.

No Owner may waive or otherwise exempt himself from liability for the assessments provided for herein, including, by way of illustration and not limitation, by non-use of Common Areas or abandonment of the Unit. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessment or set-off shall be claimed or allowed by reason of any alleged failure of the Association or Board to take some action or perform some function required to be taken or performed by the Association or Board under this Declaration or the By-Laws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority.

So long as the Declarant has an option unilaterally to subject additional property to this Declaration, the following shall apply: unless assessments have commenced, pursuant to Section 7 below, on all Units subject to this Declaration as of the first day of

any fiscal year, the Declarant shall be obligated for the difference between the amount of assessments levied on all Units subject to assessment and the amount of actual expenditures required to operate the Association during the fiscal year. This obligation may be satisfied in the form of a cash subsidy or by "in kind" contributions of services or materials, or a combination of these.

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

Section 2. Computation of Base Assessment. It shall be the duty of the Board, at least sixty (60) days before the beginning of each fiscal year, to prepare a budget covering the estimated Common Expenses of the Association during the coming year. The budget may include a capital contribution establishing a reserve fund in accordance with a capital budget separately prepared. The Base Assessment to be levied for the coming year against each Unit subject to assessment under Section 7 below shall be computed by dividing the budgeted Common Expenses by the total number of Units subject to assessment as of sixty (60) days before the end of the current fiscal year. The Board shall cause a copy of the Common Expense budget and notice of the amount of Base Assessment to be levied against each Unit for the following year to be delivered to each Owner at least thirty (30) days prior to the beginning of the fiscal year. Such budget and assessment shall become effective unless disapproved at a meeting of the members by the vote of Members representing at least a majority of the total Class "A" vote in the Association, and by the Class "B" Member, if such exists. There shall be no obligation to call a meeting for the purpose of considering the budget except on petition of the Members as provided for special meetings in Article II, Section 4, of the By-Laws.

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

Section 3. Special Assessments. In addition to the assessments authorized in Section 1 of this Article, the Association may levy a Special Assessment or Special Assessments from time to time; provided, such assessment shall have the affirmative vote or written consent of Members representing at least fifty-one (51%) percent of the total vote in the Association and the written consent of the Class "B" Member, if such exists. Special Assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved, if the Board so determines.

The Board may also levy a Special Assessment against any Member, without the necessity of a vote of the Members, to reimburse the Association for costs incurred in

bringing a Member and his Unit into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the By-Laws, and the Association rules, which Special Assessment may be levied upon the vote of the Board after notice to the Member and an opportunity for a hearing.

Section 4. Lien for Assessments. Upon recording of a notice of lien on any Unit, there shall exist a perfected lien for unpaid assessments prior and superior to all other liens except (1) all taxes, bonds, assessments, and other levies which by law would be superior thereto, and (2) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value.

Such lien, when delinquent, may be enforced by suit, judgment, and foreclosure.

The Association, acting on behalf of the Owners, shall have the power to bid for the Unit at foreclosure sale and to acquire and hold, lease, mortgage, and convey the same. During the period in which a Unit is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be assessed or levied on it; and (c) each other Unit shall be charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged such Unit had it not been acquired by the Association as a result of foreclosure. Suit to recover a money judgment for unpaid common expenses and attorney's fees shall be maintainable without foreclosing or waiving the lien securing the same.

Section 5. Capital Budget and Contribution. The Board of Directors may annually prepare a capital budget to take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board may set the required capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect both to amount and timing by annual assessments over the period of the budget. The capital contribution required, if any, shall be fixed by the Board and included within and distributed with the budget and assessment, as provided in Section 2 of this Article.

Section 6. Date of Commencement of Annual Assessments. The assessments provided for herein shall commence on each Unit as it is sold/closed to persons other than builder or developer. Assessments shall be due and payable in a manner and on a schedule as the Board of Directors may provide. The first annual assessments shall be adjudged according to the number of days remaining in the fiscal year at the time assessments commence on the Unit.

Section 7. Subordination of the Lien to First Mortgages. The lien of assessments, including interest, late charges (subject to the limitations of Tennessee law), and costs (including attorney's fees) provided for herein, shall be subordinate to the lien of any first

Mortgage upon any Unit. The sale or transfer of any Unit shall not affect the assessment lien. However, the sale or transfer of any Unit pursuant to judicial or non-judicial foreclosure of a first Mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Unit from lien rights for any assessments thereafter becoming due. Where the Mortgagee holding a first Mortgage of record or other purchaser of a Unit obtains title pursuant to remedies under the Mortgage, its successors and assigns shall not be liable for the share of the common expenses or assessments by the Association chargeable to such Unit which became due prior to the acquisition of title to such Unit by such acquirer. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from Owners of all the Units, including such acquirer, its successors and assigns.

Section 8. Capitalization of Association. Upon acquisition of record title to a Unit by the purchaser thereof other than the Declarant or an owner who purchases solely for the purpose of constructing a dwelling thereon for resale, a contribution shall be made at all closings of sales by or on behalf of the purchaser to the working capital of the Association in the amount of three hundred (\$300.00) dollars. This amount shall be deposited into the general operating account of the Association for use to cover operating expenses and other expenses incurred by the Association pursuant to the terms of this Declaration and the By-Laws.

Section 9. Exempt Property. Notwithstanding anything to the contrary herein, all Common Area shall be exempt from payment of Base Assessments and Special Assessments.

Article XI Architectural Standards

The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the committees established in Sections 1 and 2 of this Article XI. This Article may not be amended without the Declarant's written consent so long as the Declarant owns any land subject to this Declaration or subject to annexation to this Declaration.

No construction, which term shall include within its definition staking, clearing, excavation, grading, and other site work, and no plantings or removal of plants, trees, or shrubs shall take place except in strict compliance with this Article, until the requirements thereof have been fully met, and until the written approval of the appropriate committee has been obtained. (See Exhibit "C").

The Declarant at the time of sale and/or the plat is recorded for each phase/section of Christiansted Park has the right to establish additional restrictions and/or design-standards as they relate to the size (minimum square footage) of a home and the exterior

materials (percentage of masonry and/or siding) to be used on homes in that particular phase/section of Christiansted Park.

Section 1. Size of Residences. The sizes of the residence including minimal living area shall be at least fifteen (1500 sq. ft.) hundred square feet of heated area for one story house and twenty-two hundred (2200 sq. ft.) of heated area for one and a half or two story house.

Section 2. Construction Material. The exterior of houses shall be brick, bricked combination of brick and stone; all stone; Hardie Plank lap siding or vinyl siding may be used. Garage entrances will be on the side or rear. and ingress and egress of vehicle(s) shall be loaded from an alley way.

Section 3. New Construction Committee. The New Construction Committee ("NCC") shall have exclusive jurisdiction over all original construction on any portion of the Properties. The NCC shall prepare and, on behalf of the Board of Directors, shall promulgate design and development guidelines and application and review procedures. Copies shall be available from the New Construction Committee for review and are attached hereto as Exhibit "C". The guidelines and procedures shall be those of the Association, and the NCC shall have sole and full authority to prepare and to amend the guidelines and procedures. It shall make the guidelines and procedures available to Owners, builders, and developers who seek to engage in development of or construction upon all or any portion of the Properties and such Owners, builders and developers shall conduct their operations strictly in accordance therewith. Until one hundred (100%) percent of the Properties have been developed and conveyed to purchasers in the normal course of development and sale, the Declarant retains the right to appoint all members of the NCC, which shall consist of at least three (3), but no more than five (5), persons. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Declarant. Upon the expiration of such right, the Board of Directors shall appoint the members of the NCC in the same manner as provided in Section 2 of this Article for the Architectural Review Committee ("ARC").

Section 4. Architectural Review Committee. The Board of Directors may appoint an Architectural Review Committee ("ARC") to consist of at least three (3) and no more than five (5) members, all of whom shall be appointed by the Board of Directors. The ARC, if established, shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Units or structures containing Units and the open space, if any, appurtenant thereto.

The Architectural Review Committee shall promulgate detailed standards and procedures governing its areas of responsibility and practice, consistent with the guidelines and procedures of the NCC. In addition thereto, the following shall apply. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alterations, shall be submitted to the ARC for approval as to

quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with an originally approved color scheme, or to rebuild in accordance with originally approved plans and specifications. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his Unit, or to paint the interior of his Unit any color desired. In the event that the ARC fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five days after submission, the plans shall be deemed approved.

Section 5.. No Waiver of Future Approvals. The approval of either the NCC or ARC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

Section 6. Variance. The NCC may authorize variances from compliance with any of the provisions of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) estop the Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

Section 7. Enforcement In General.

(a) Enforcement of the architectural standards as specified in Article XI, Sections 2 may be by any proceedings at law or in equity against:

1. Any person or persons violating or attempting or threatening to violate a covenant or restriction, either to restrain a violation or to recover damages. Therefore, failure by the Declarant, community association or owner to enforce any restriction herein contained shall in no event be deemed a waiver of the rights to do so thereafter nor constitute an acquiescence in or an estoppel against enforcing any, actual or future, breaches or violations of these covenants and restrictions.

(b) In the event any cost or expenses including attorneys fees, are incurred by the Declarant, community association or any lot owner or occupant of a lot in connection with their action to correct or abate any violation or breach of the provisions hereof, provided reasonable notice to the owner or owners of the subject lot or lots to abate said violation

or breach has been given, such cost and expenses shall be a lien against the owner or owners of the lot or lots committing such a breach of violation and such charges shall be subject to the provisions for lien rights and collection as specified in No. 7 below. No such cost or expenses shall be a lien when the nonexistence of a violation or breach hereof has been established by a court of competent jurisdiction. The court shall determine the method of handling a violation.

Section 8. Covenant and Creation of the Lien of Personal Obligation for Court Ordered Violation in Section 6

The Developer for each lot owned by him within the subdivision hereby covenants and agrees, and each owner of any lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed as the conveyance shall be deemed to covenant and agree, to pay any court ordered violation cost and other costs or expenses incurred in Section 6, together with such intent thereon and cost of collection thereof, including attorneys fees, as provided herein, and shall be a charge on the land and shall be a continuing lien upon the property against which each such obligation is made. It shall also be the personal obligation of each person who was an owner of such property at the time of the violation.

Section 9. Assignment

The rights and powers retained by the Declarant shall be freely assignable and shall insure to the benefit of its successors and assigns.

Article XII
Use Restrictions

The Properties shall be used only for residential, recreational, and related purposes (which may include, without limitation, offices for any property manager retained by the Association or business offices for the Declarant or the Association) as may more particularly be set forth in this Declaration or amendments hereto.

The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of the Properties, in addition to those contained herein, and to impose reasonable user fees for use of Common Area facilities. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, cancelled or modified in a regular or special meeting of the Association by the vote of Members representing a Majority of the total Class "A" votes in the Association and with the consent of the Class "B" member, so long as such membership shall exist.

Section 1. Signs. No sign of any kind shall be erected within the properties without the written consent of the Board of Directors. The Board of Directors shall have the right to erect signs as it, in its discretion, deems appropriate.

Section 2. Parking and Garages. Each residence must have at least a two-car garage, attached to the residence, or provisions for a least a two-car garage in the basement and the entrance may be to the side or rear of the residence. Vehicles shall be parked only in the garages or in the driveways, if any, serving the Units or in appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. No more than two (2) vehicles may be parked in any driveway. No parking shall be permitted on any street, and/or alley way, except temporarily for social gatherings or other functions held in a Unit as may be approved by the Board. Overnight parking in the street or alley way is prohibited. Commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers may be parked inside a garage out of public view or they shall be parked for a period of up to 48 hours to accommodate or allow owners time to find other storage or parking space, other than within the Christiansted Park community.

Section 3. Occupants Bound. All provisions of the Declaration, By-Laws and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants, guests and invitees of any Unit.

Section 4. Animals and Pets. No animals, reptiles, rodents, livestock, birds, fish or poultry of any kind shall be raised, bred, or kept on any portion of the Properties, except that dogs, cats, or other usual and common household pets not to exceed a total of two (2) may be permitted in a Unit. Pets are not permitted to roam free within the Christiansted Park community and in the sole discretion of the Association, which endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the owner of any portion of the Properties shall be removed upon request of the Board; if the owner fails to honor such request, the pet may be removed by the Board and turned over to the appropriate agency for keeping or disposal. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Unit be confined on a leash held by and under the physical control of a responsible person or contained within a fenced back yard. No dog runs are allowed.

Section 5. Nuisance. No portion of the Properties shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any portion of the Properties that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or

offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Properties. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of Properties.

Section 6. Unsightly or Unkempt Conditions. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Unit. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any part of the Properties.

Section 7(a). Antennas. No exterior antennas, aerials, satellite dishes over 18" in diameter, or other apparatus for the transmission of television, radio, or other signals of any kind shall be placed, allowed, or maintained upon any portion of the Properties, including any Unit, without the prior written consent of the Board or its designee. The Declarant and/or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna or cable system for the benefit of all or a portion of the Properties, should any such master system or systems be utilized by the Association and require any such exterior apparatus.

Section 7(b). Satellite Antenna Systems. Direct, digital satellite dishes will be allowed under the following conditions:

(a) Satellite Dish cannot exceed one meter in diameter and must be mounted in such a manner as not to be visible from the street.

(b) Before installation of the satellite system (dish) the homeowner must submit a written request to the Declarant or his assigns (Architectural Review Committee or Management Company) for written approval. The request must contain the size of dish, photo, plot plan of lot with location of residence and proposed location of satellite dish.

Approval will be determined on each individual request basis and will be at the sole discretion of the Declarant or his assigns.

Section 8. Basketball Equipment, Clotheslines, Garbage Cans, Tanks, etc.

(a) No clothes lines, above-ground tanks/pools, and other similar items shall be placed, allowed or maintained upon any portion of the Properties, including any Unit. All trash/garbage container shall be located or screened so as to be concealed from view of neighboring Units, streets and property located adjacent to the Unit, except that trash/garbage containers may be placed at curbside on days designated for trash pick-up

for that particular Unit. All trash/garbage container(s) must be removed from curbside and stored within said screened area or garage, no later than 12 hours from the day of trash/garbage pick up. All rubbish, trash, and garbage shall be regularly removed from the Properties and shall not be allowed to accumulate thereon.

(b) Permanent or Portable basketball hoops, backboards and poles are prohibited. The Association may erect basketball and playground equipment upon the Common Area for the use of all residents within the Christiansted Park community, upon written approval of the Declarant, Architectural Review Committee and/or Board of Directors.

Section 9. Subdivision of Unit. No Unit shall be subdivided or its boundary lines changed except with the prior written approval of the Board of Directors of the Association. Declarant, however, hereby expressly reserves the right to re-plat any Unit or Units owned by Declarant. Any such division, boundary line change, or re-platting shall not be in violation of the applicable subdivision and zoning regulations.

Section 10. Guns. The discharge of firearms within the Properties is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types.

Section 11. Swimming Pools. Swimming pools below ground level for the use of residence occupants and their guests may be constructed on lots provided that: (1) the location, plans and specifications thereof are approved by the Developer, (2) all applicable laws, ordinances, rules and regulations of governmental agencies are complied with, and all necessary governmental permits are obtained; and (3) such construction is not commenced until after construction of the residence has begun. Should a residence become vacant, that is, not occupied for residential purposes, the owner shall see that the pool is drained and kept drained during the period of such non-occupancy, so as to prevent health and safety hazards. Above-ground pools are prohibited on the Properties.

Section 12. Tents, Trailers and Temporary Structures. Except as may be permitted by the NCC during initial construction within the Properties, no tent, utility, shed, shack, trailer or other structure of a temporary nature shall be placed upon a Unit or any part of the Properties.

Section 13. Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. Killing vegetation in drainage areas is prohibited. No Person other than Declarant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Declarant hereby reserves a perpetual easement across the Properties for the purpose of altering drainage and water flow.

Section 14. Tree Removal. Except as may be permitted by the NCC during initial construction within the Properties, no trees shall be removed, except for diseased or dead

trees and trees needing to be removed to promote the growth of other trees or for safety reasons, and no trees may be added, unless approved in accordance with Article XI of this Declaration.

Section 15. Sight Distance at Intersections. All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

Section 16. Utility Lines. No overhead utility lines, including lines for cable television, shall be permitted within the Properties, except for temporary lines as required during construction and high voltage lines if required by law or for safety purposes.

Section 17. Air Conditioning Units. No window or through the wall air conditioning units may be installed in any Unit.

Section 18. Lighting. Except for seasonal Christmas decorative lights, which may be displayed between December 1 and January 10 only, all exterior lights must be approved in accordance with Article XI of this Declaration.

Section 19. Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any portion of the Properties. Exterior sculpture, fountains, flagpoles, flags, and similar items must be approved in accordance with Article XI of this Declaration.

Section 20. Mailboxes. All mailboxes shall satisfy applicable postal regulations and shall conform to specifications established by the Declarant or the Architectural Review Committee.

Section 21. Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the appropriate committee pursuant to Article XI hereof.

Section 22. Leasing of Units.

(a) Definition. "Leasing" for purposes of this Declaration, is defined as regular, exclusive occupancy of a Unit by any person or single family, other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to a fee, service, gratuity, or emolument.

(b) General. Units may be rented only in their entirety; no fraction or portion may be rented. There shall be no subleasing of Units or assignment of leases unless prior

written approval is obtained from the Board of Directors. No transient tenants may be accommodated in a Unit. All leases shall be in writing and shall be for an initial term of no less than six (6) months, except with the prior written consent of the Board of Directors. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Unit Owner within ten (10) days of execution of the lease. The Owner must make available to the lessee copies of the Declaration, By-Laws, and the rules and regulations.

(c) Compliance with Declaration, By-Laws and Rules and Regulations. Every Owner shall cause all occupants of his or her Unit to comply with the Declaration, By-Laws, and the rules and regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the Common Areas caused by such occupants, notwithstanding the fact that such occupants of a Unit are fully liable and may be sanctioned for any violation of the Declaration, By-Laws, and rules and regulations adopted pursuant thereto.

Section 23. Parks. Any park or other areas or equipment furnished by the Association or erected within the Properties, if any, shall be used at the risk of the user, and the Association shall not be held liable to any person for any claim, damage, or injury occurring thereon or related to use thereof.

Section 24. Fences. Fences may be permitted as part of any pre-designed construction plan for Units and thereafter, as may be permitted by the ARC or "Declarant" or their assigns in accordance with Article XI of the Declaration. No dog runs, animal pens shall be permitted. No chain link or similar type of fencing will be allowed.

No fence, wall or hedge shall be erected on any lot or building site closer to the street than the front corners of the house, and on corner lots, the front setback requirements on both streets shall apply. No fence will be permitted that is over six (6') feet in height. Fences will be allowed to property line on models only. All fence, wall or hedge specifications and location must be submitted to "Developer" or their assigns for written approval or disapproval before any actual installation is started. No fence, wall or hedge shall be erected where it may obstruct flow of storm water. Developer's sole and absolute discretion shall govern.

Section 25. Landscaping. Landscaping to be completed within one (1) month of completion of original Residence/Unit, unless extended by Declarant. Front yards shall be tastefully landscaped with plants which are native to the area. Front yards shall have a minimum of two (2) trees which are a minimum of three (3") inches in diameter. Existing trees which are healthy count towards this requirement. Landscaping design shall be approved in writing by the appropriate committee. All lawns shall be maintained by the Association. (See Exhibit "C").

Section 26. Business Use. No trade or business may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (b) the business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Unit in accordance with Section 23 of this Article shall not be considered a trade or business within the meaning of this section.

Section 27. Playground Equipment. All playground equipment, including but not limited to, swing sets, slides, seesaws, playhouses, and/or climbing apparatuses, shall be maintained in good condition. The approval of the location, color and type of all playground equipment must be approved in writing by the Declarant, Architectural Review or the Board of Directors, prior to installation of any playground equipment. Any allowable playground equipment must be installed in the backyard (between the rear of the house and back property line) and be hidden as much as possible from the street view and from the view of adjoining lot owners.

Section 28. Enforcement. If any Person, firm or corporation shall violate or attempt to violate any provisions of these Use Restrictions, as may be amended from time to time hereafter, it shall be lawful for any other Person, firm or corporation owning any property within the Subdivision, including the Association, to bring an action against the violation party at law or in equity for any claim which this Amended Declaration may create in such other Owner or interested party either to prevent said Person, firm, or corporation from so doing such acts or to recover damages for such violation. The provisions of this paragraph are in addition to and separate from the rights of the Association to collect Association fees.

Any failure by the NC Committee, the Association or any property Owner to enforce any covenants, restrictions or other provisions of this Declaration shall in no event be deemed a waiver of the right to do so thereafter. Invalidation of any provision contained in this Declaration by judgment or court order shall neither affect any of the other provisions not expressly held to be void nor the provisions so voided in circumstances or applications

other than those expressly invalidated, and all such remaining provisions shall remain in full force and effect together with the provisions ruled upon as they apply to circumstances other than those expressly invalidated. The prevailing party in any legal action to enforce any provision of this Declaration shall be entitled to recover from losing party its cost and expenses associated with the enforcement of this Declaration including, but not limited to, its reasonable attorney's fees.

Article XIII General Provisions

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

Section 2. Amendment. Declarant may unilaterally amend this Declaration from time to time and at any time, without obtaining approval of Class "A" Members or any party, until 100% of the planned lots described in Exhibit "A" have been improved upon and have been sold and closed to homeowners other than a builder or the Declarant, so long as the amendment has no material adverse effect upon any right of any Owner; thereafter and otherwise, this Declaration may be amended only by the affirmative vote (in person or by alternate) or written consent, or any combination thereof, of Members representing seventy-five (75%) percent of the total votes of the Association, and the written approval of the Class "B" Member so long as the Class "B" membership exists. So long as the Class "B" membership exists, However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment to be effective must be recorded in the public records of Davidson County, Tennessee.

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

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

" Notwithstanding anything in this Section 2 to the contrary, neither Declarant nor any Owner may amend this Declaration without the prior written consent of Declarant's grantor of record title prior to the sale and initial occupancy of ninety (90%) percent of the Properties by an Owner other than Declarant."

Section 3. Indemnification. The Association shall indemnify every officer, director, and committee member against any and all expenses, including counsel fees, reasonably incurred by or imposed upon such officer, director, or committee member in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director, or committee member. The officers, directors, and committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, or committee member, or former officer, director, or committee member may be entitled. The Association shall, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

Section 4. Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Unit and such portion or portions of the Common Area adjacent thereto or as between adjacent Units due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of these restrictions) to a distance of not more than three (3) feet, as measured from any point on the common boundary between each Unit and the adjacent portion of the Common Area or as between said adjacent Units, as the case may be, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of an Owner, tenant, or the Association.

Section 5. Easements for Utilities, etc.. There is hereby reserved unto Declarant, so long as the Declarant owns any property described on Exhibit "A", the Association and the designees of each (which may include, without limitation, Davidson County, Tennessee, and any utility), blanket easements upon, across, over, and under all of the Common Area and, to the extent shown on any plat, over the Units for ingress, egress, installation, replacing, repairing, and maintaining cable television systems, master television antenna systems, security, and similar systems, roads, walkways, bicycle pathways, drainage systems, street lights, signage, common landscaping for subdivision

and entrance walls and boundary fencing, and all utilities, including, but not limited to, water, sewers, meter boxes, telephones, gas, and electricity.

Without limiting the generality of the foregoing, there are hereby reserved for the local water supplier easements across all Units on the Properties for ingress, egress, installation, reading, replacing, repairing, and maintaining water meter boxes.

Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on the Properties, except as may be approved by the Association's Board of Directors or as provided by Declarant. Should any entity furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, the Board of Directors shall have the right to grant such easement on said Properties without conflicting with the terms hereof. The easements provided for in this Article shall in no way adversely affect any other recorded easement on the Properties.

The Board shall have, by a two-thirds (2/3) vote, the power to dedicate portions of the Common Area to Davidson County, Tennessee, or any other local, state, or federal governmental entity, subject to such approval requirements as may be contained in Article XIV, Section 2 of this Declaration.

Section 6. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 7. Right of Entry. The Association shall have the right, but not the obligation, to enter into any Unit for emergency, security, and safety, which right may be exercised by the Association's Board of Directors, officers, agents, employees, managers, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner. This right of entry shall include the right of the Association to enter a Unit to cure any condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition upon request by the Board.

Section 8. Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

Section 9. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of seventy-five (75%) percent of the Members. This Section shall not apply, however, to (a) actions brought by the

Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessments as provided in Article X hereof, (c) proceedings involving challenges to *ad valorem* taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is made by the Declarant or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 10. Use of the Words "Christiansted Park". No Person shall use the words "Christiansted Park" or any derivative thereof in any printed or promotional material without the prior written consent of the Declarant. However, Owners may use the term; "Christiansted Park" in printed or promotional matter where such term is used solely to specify that particular property is located within the Christiansted Park community.

Article XIV Mortgagee Provisions

The following provisions are for the benefit of holders of first Mortgages on Units in the Properties. The provisions of this Article apply to both this Declaration and to the By-Laws, notwithstanding any other provisions contained therein.

Section 1. Notices of Action. An institutional holder, insurer, or guarantor of a first Mortgage who provides written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Unit number, therefore becoming an "eligible holder"), will be entitled to timely written notice of:

(a) any condemnation loss or any casualty loss which affects a material portion of the Properties or which affects any Unit on which there is a first Mortgage held, insured, or guaranteed by such eligible holder;

(b) any delinquency in the payment of assessments or charges owed by an Owner of a Unit subject to the Mortgage of such eligible holder, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a first Mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an Owner of a Unit of any obligation under the Declaration or By-Laws of the Association which is not cured within sixty (60) days;

(c) any lapse, cancellation, or material modification of any insurance policy maintained by the Association; or

(d) any proposed action which would require the consent of a specified percentage of eligible holders.

Section 2. Special FHLMC Provision. So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing. Unless at least two-thirds (2/3) of the first Mortgagees or Members representing at least two-thirds (2/3) of the total Association vote entitled to be cast thereon consent, the Association shall not:

(a) by act or omission seek to abandon, partition, subdivide, encumber, sell, or transfer all or any portion of the real property comprising the Common Area which the Association owns, directly or indirectly (the granting of easements for public utilities or other similar purposes consistent with the intended use of the Common Area shall not be deemed a transfer within the meaning of this subsection);

(b) change the method of determining the obligations, assessments, dues, or other charges which may be levied against an Owner of a Unit (A decision, including contracts, by the Board or provisions of any declaration subsequently recorded on any portion of the Properties shall not be subject to this provision where such decision or subsequent declaration is otherwise authorized by this Declaration.);

(c) by act or omission change, waive, or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance and maintenance of Units and of the Common Area (The issuance and amendment of architectural standards, procedures, rules and regulations, or use restrictions shall not constitute a change, waiver, or abandonment within the meaning of this provision.);

(d) fail to maintain insurance, as required by this Declaration; or

(e) use hazard insurance proceeds for any Common Area losses for other than the repair, replacement, or reconstruction of such property.

First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on casualty insurance policies or secure new casualty insurance coverage upon the lapse of an Association policy, and first Mortgagees making such payments shall be entitled to immediate reimbursement from the Association.

Section 3. No Priority. No provision of this Declaration or the By-Laws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Unit.

Section 5. Amendment by Board. Should the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation subsequently delete any of their respective requirements which necessitate the provisions of this Article or make any such requirements less stringent, the Board, without approval of the Owners, may cause an amendment to this Article to be recorded to reflect such changes.

Section 6. Applicability of Article XIV. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, By-Laws, or Tennessee law for any of the acts set out in this Article.

Section 7. Failure of Mortgagee to Respond. Any Mortgagee who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request.

Article XV Declarant's Rights

Section 1. Any or all of the special rights and obligations of the Declarant may be transferred to other Persons, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that contained herein, and provided further, no such transfer shall be effective unless it is in a written instrument signed by the Declarant and duly recorded in the public records of Davidson County, Tennessee.

Notwithstanding any provisions contained in the Declaration to the contrary, so long as construction and initial sale of Units shall continue, it shall be expressly permissible for Declarant to maintain and carry on upon portions of the Common Area such facilities and activities as, in the sole opinion of Declarant, may be reasonably required, convenient, or incidental to the construction or sale of such Units, including, but not limited to, business offices, signs, model units, and sales offices, and the Declarant shall have an easement for access to such facilities. The right to maintain and carry on such facilities and activities shall include specifically the right to use Units owned by the Declarant and any clubhouse or community center which may be owned by the Association, as models and sales offices, respectively.

So long as Declarant continues to have rights under this paragraph, no Person shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of the Properties without Declarant's review and written consent thereto, and any attempted recordation without compliance herewith shall result in such declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument being void and of no force and effect unless subsequently approved by recorded consent signed by the Declarant.

Section 2. Landscaping Buffers. Within the areas designated on the Preliminary Plan as the exterior boundary Landscape Buffers (if any), healthy trees larger than four (4) inches in diameter at a distance of five (5) feet above the ground level shall not be cut or removed without the prior written consent of the Board of Directors of the Homeowners Association, except to the extent (a) install or maintain utilities; (b) ensure adequate drainage; or (c) allow construction of improvements within approved building sites adjacent to the Landscape Buffer. If trees are removed for any of the above three reasons, then, if feasible and desirable in the sole discretion of the Board of Directors, the tree buffer will be replaced within one hundred and eighty (180) days by the Homeowners Association and the expense thereof shall be a common expense of the Association.

In the event a four-inch tree or larger is removed without the prior written consent of the Board of Directors, and for reasons other than items (a) through (c) above, then three two-inch or larger trees or two three-inch or larger trees, measured five feet above ground level, will be put back in the place of the tree removed within ninety days. Such replacement shall be the responsibility and cost of the owner of the Residential Unit on which that portion of the Landscape Buffer is situated or to which it is adjacent.

Trees under four inches in diameter or shrubs which are removed shall be replaced within ninety days by the owner of the Residential Unit on which the Landscape Buffer is situated.

The Board of Directors may determine, in its sole discretion, under what conditions and requirements trees may be removed and replaced, and may impose additional reasonable restrictions and requirements as it deems appropriate, in its sole discretion, in connection with the maintenance and preservation of the Landscape Buffers. In the event the owner of a Residential Unit is required, and fails, to replace trees or other vegetation, the Homeowners Association may do so, in which event it shall charge the amounts reasonably expended in this regard to said homeowner, which amount shall be paid as a part of the next monthly assessment, or may be spread over several months in the discretion of the Board of Directors, and, if not timely paid, shall become a lien against said Residential Unit and collected in the same fashion as delinquent assessments. The Homeowners Association, its Board of Directors, and their designees and agents, are hereby granted the right of access across Residential Units and Landscape Buffers to the extent necessary to comply with and enforce the provisions of this section.

Section 3. The provisions regarding square footage of residences set forth in Article XI, Sections 1 and 2, shall not be amended.

Section 4. These Restrictions shall apply to that property described in Exhibit A, attached hereto and incorporated herein by reference.

Section 5. Declarant shall choose the specific housing product to be constructed within the development.

Section 6. The Declarant will install decorative street lights, poles and stop signs and street marker post and frames. It will be the responsibility of the homeowners association to maintain and replace the street lights, poles and stop sign and street marker post and frames, unless maintained and replaced by a city or county government agency.

This article may not be amended without the express written consent of the Declarant. The rights contained in this article shall terminate only upon the recording by Declarant of a written statement that all sales activity has ceased and that Declarant releases such rights by express reference thereto.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration this _____ day of _____, 2007.

REGENT DEVELOPMENT, LLC

BY: _____
Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____, of Regent Development, LLC, the within Declarant, a Tennessee Partnership, and as such _____, be so authorized to do, executed the foregoing instrument for the purpose herein contained, by signing the name of the partnership by ___self, as _____.

WITNESS my hand and seal, at office in _____, Tennessee
this _____ day of _____, 2007.

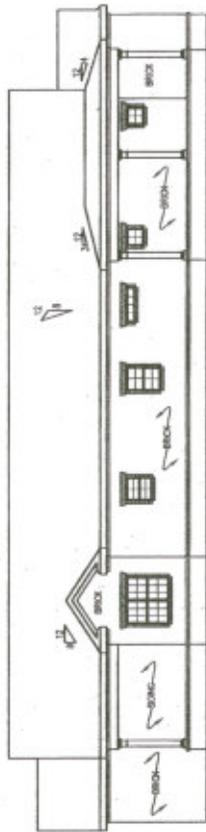
NOTARY PUBLIC

My Commission Expires: _____

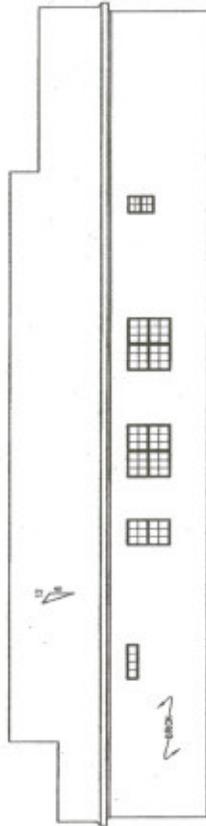
ADDENDUM

**PARKSIDE
ADDITIONAL CONDITIONS**

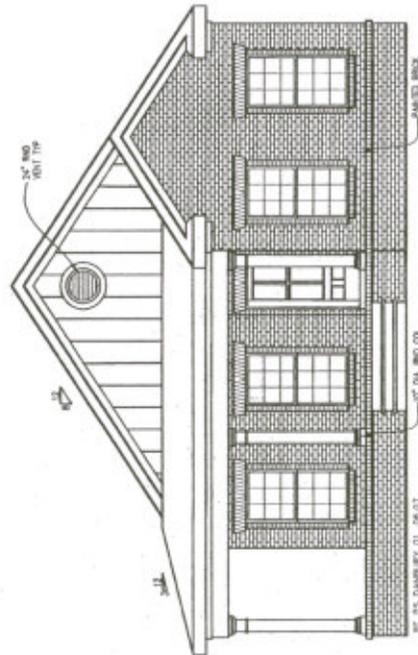
- ALL HOMES WILL BE FOUR SIDES BRICK: 80% BRICK AND 20% HARDIE SIDING. HARDIE SIDING TO BE LIMITED TO GABLES AND PORCH AREAS
- LOTS 25, 26, 27, 28, 29 AND 30 SHALL BE LIMITED TO ONE (1) STORY OR ONE AND A HALF (1 ½) STORY HOMES. REAR SETBACK FOR THESE LOTS SHALL BE A MINIMUM OF 20'.
- THE DEVELOPER SHALL TRY TO SAVE AS MUCH OF THE EXISTING TREES AND VEGETATION ALONG THE PROJECT BOUNDARY AS POSSIBLE ADJACENT TO CHRISTIANSTED VALLEY AND MARC DRIVE LOTS.
- LANDSCAPING AREA ALONG MT. PISGAH ROAD AND ADJACENT TO CHRISTIANSTED VALLEY AS SHOWN ON LANDSCAPE PLANS.
- CONTRACT WITH NES TO INSTALL STREET LIGHTS ON EXISTING POWER POLES IN FRONT OF PARKSIDE.
- ALL STREET LIGHTS AND SIGNAGE WITHIN THE COMMUNITY WILL BE DECORATIVE. THE STREET LIGHTS TO BE UTILIZED WILL BE HADCO ACORN WITH A 12' POST OR EQUAL.
- PROVIDE A SIDEWALK CONNECTION WITHIN OPEN SPACE TO CHRISTIANSTED VALLEY AND A SIDEWALK ALONG THE FRONTAGE OF PARKSIDE.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- ALL LAWNS AND COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- CONSTRUCT ROADWAY SECTION PER ST-252 FROM CENTERLINE TO PROPERTY BOUNDARY ALONG MT. PISGAH ROAD PROPERTY FRONTAGE. AN ADDITIONAL 133' OF ROADWAY IMPROVEMENTS AS REQUIRED WILL BE PROVIDED WITHIN THE IDA.
- ALL HOMES WILL BE ALLEY LOADED WITH NO FRONT ENTRY GARAGES.
- HOMES WILL RANGE IN SIZE FROM 2000 – 3000 SQUARE FEET HEATED AND COOLED SPACE, A MINIMUM OF 75% TO BE 1 TO 1.5 STORIES AND 25% MAY BE 2 STORIES.
- PROVIDE DETENTION AND WATER QUALITY IMPROVEMENTS TO COMPLY WITH THE METRO STORM WATER REGULATIONS.
- PRIOR TO BLASTING, A PRE-BLAST SURVEY WILL BE PERFORMED ON HOMES WITHIN THE REQUIRED RADIUS OF THIS PROJECT.
- ALL SOLID WASTE CONTAINERS WILL BE STORED INSIDE THE GARAGE.
- THERE SHALL BE STAGGERED TREES PLANTED ALONG THE PROPERTY LINE BETWEEN PARKSIDE AND CHRISTIANSTED VALLEY. THESE TREES SHALL BE 12 FEET TALL AND SHALL BE PINE AND MAGNOLIA.
- THERE SHALL BE NO FLOOD LIGHTS ON THE REAR OF THE HOMES IN PARKSIDE.
- ALL ROOFS ARE TO BE ARCHITECTURAL OR DIMENSIONAL SHINGLES EXCEPT PORCHES ARE ALLOWED TO HAVE STANDING SEAM, METAL ROOFS.
- DEVELOPER/BUILDER WILL KEEP SITE CLEAN AND WILL CONTROL DUST FROM LEAVING SITE.



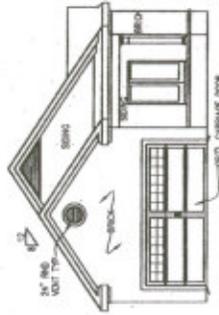
LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



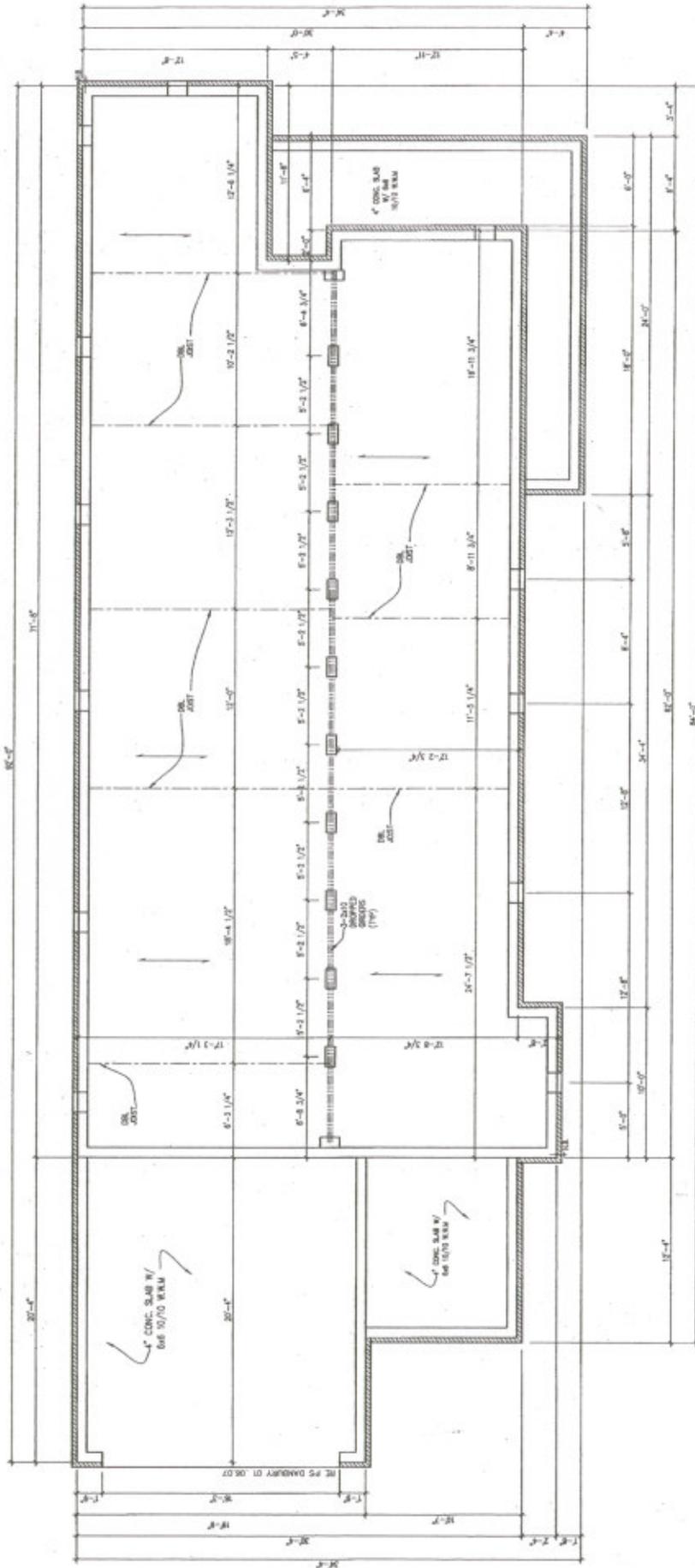
FRONT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

Regent
HOMES

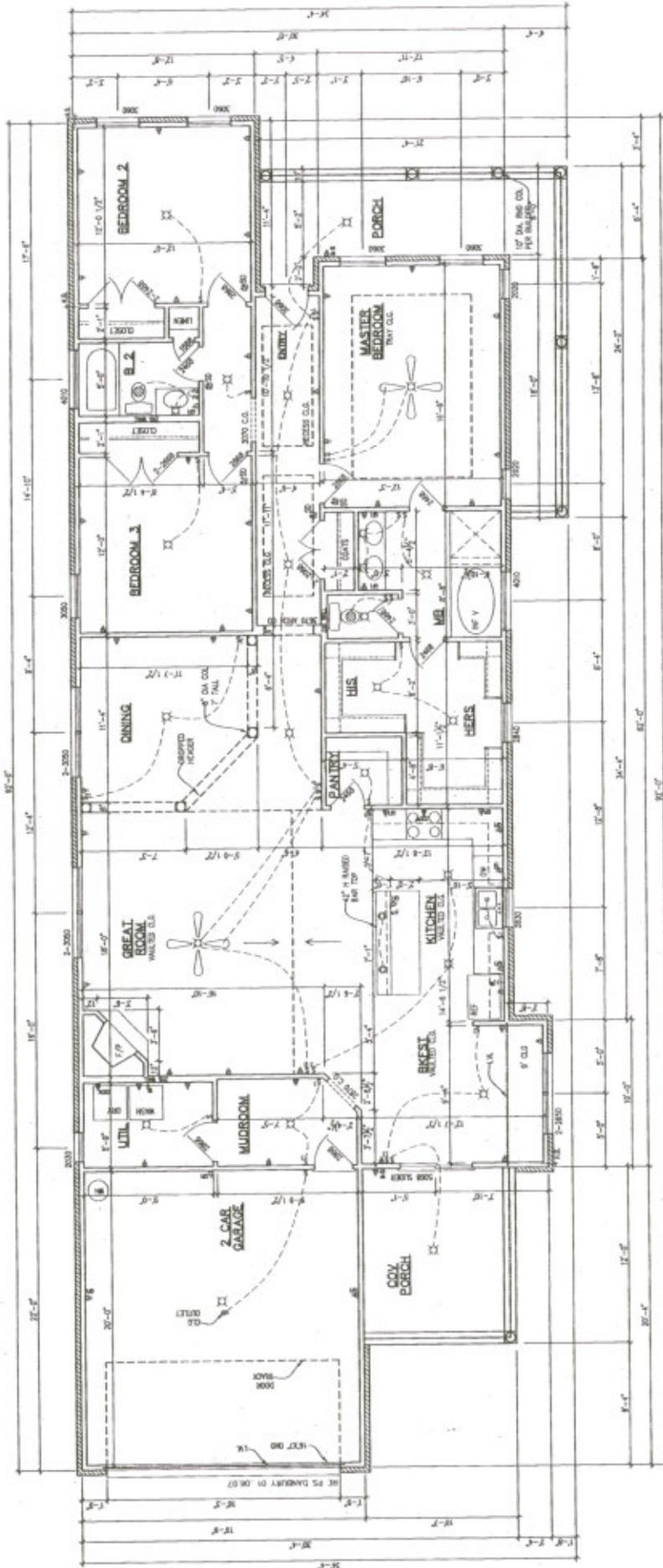
PARKSIDE
DANBURY
LOT 01



FOUNDATION PLAN



**PARKSIDE
DANBURY
LOT 01**

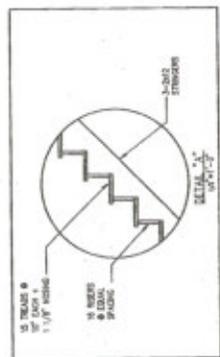


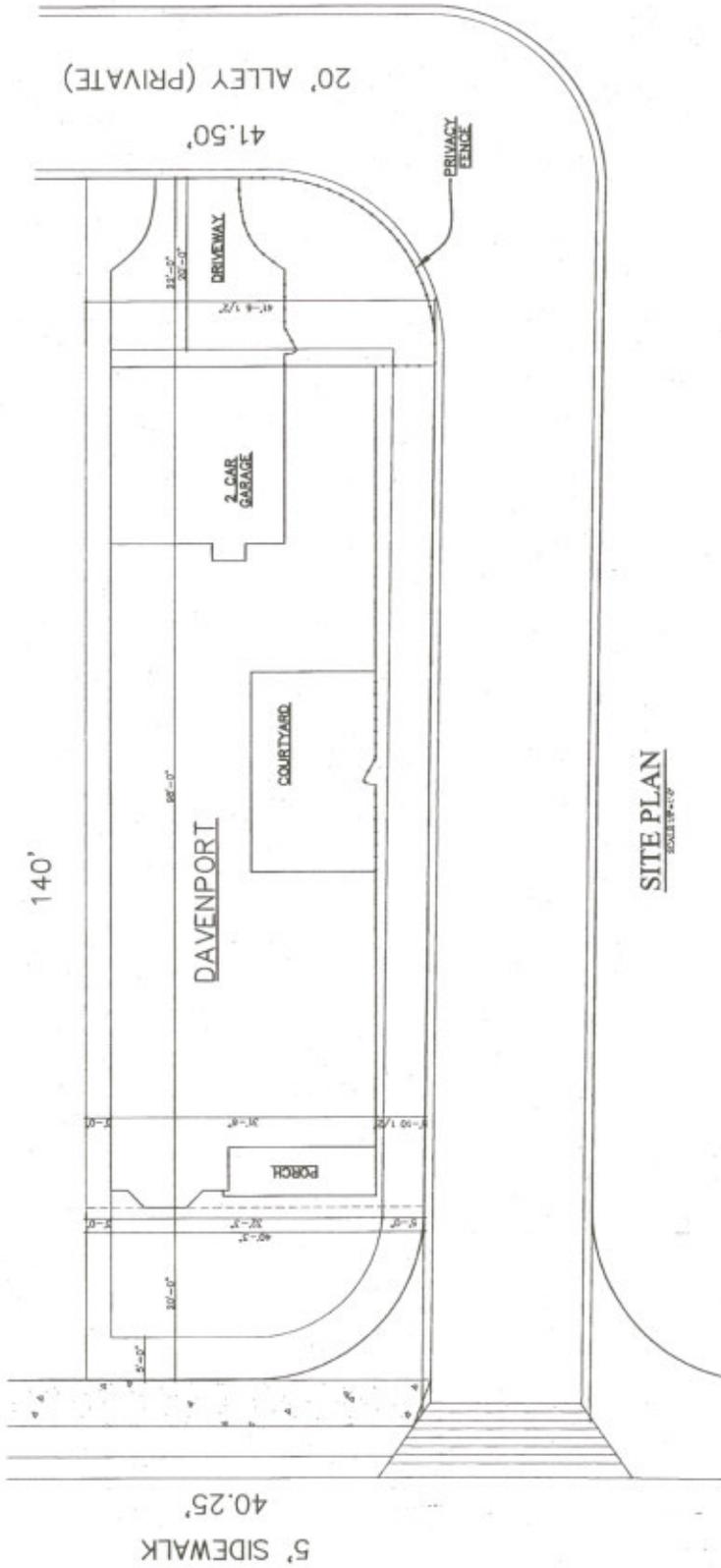
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPROX. AREA	
FIRST FLOOR LIVING	2000
GARAGE	700
PORCHES	335
TOTAL COVERED	2735

- FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE 2" UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR WALLS ARE 5/8" UNLESS OTHERWISE NOTED.
 3. ALL 4" X 8" ROOF ROOF.
 4. 6" X 6" C.L. IN ALL 4" X 4" C.L. UP.
- FIRE MARSHALL NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL FIRE MARSHALL CODE (IFMC).
 2. ALL EXITS SHALL BE 36" MIN. CLEARANCE.

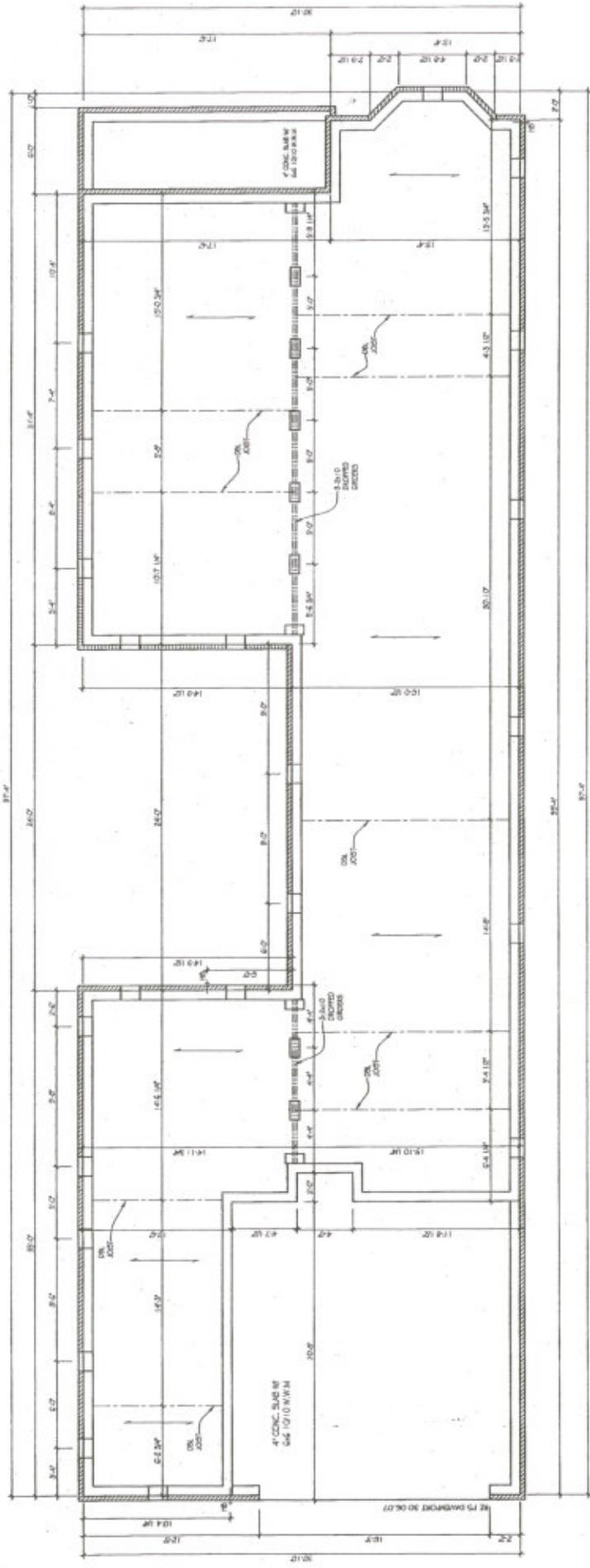




SITE PLAN
DAVENPORT



PARKSIDE
DAVENPORT
LOT 30

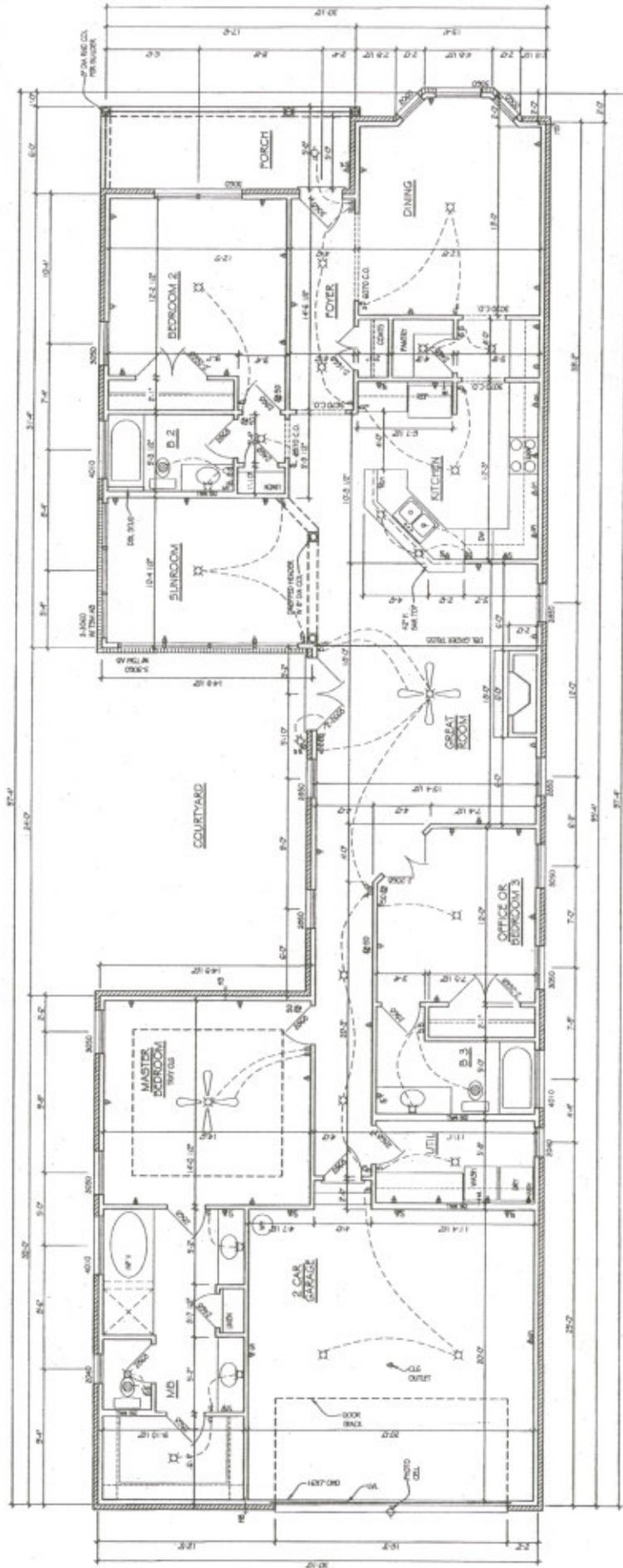


FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



PARKSIDE
DAVENPORT
LOT 30

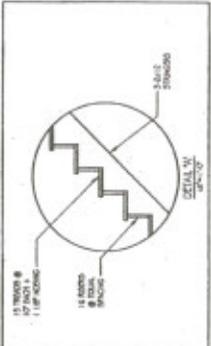
REGENT HOMES, INC. 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
 REGENT HOMES, INC. IS AN EQUAL OPPORTUNITY DEVELOPER.
 REGENT HOMES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.
 REGENT HOMES, INC. IS AN EQUAL OPPORTUNITY LENDER.



FIRST FLOOR PLAN

APPROX. AREA	
FIRST FLOOR LIVING	2,162
GARAGE	421
PORCH	100
TOTAL COVERED	2,683

FIRE MARSHALL NOTES:
 1. CONSTRUCTION TYPE IS SEE ABOVE
 2. 2\"/>

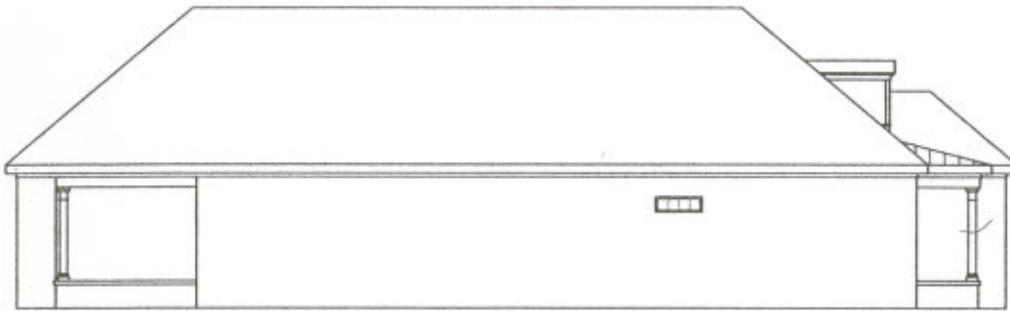


FRAMING NOTES:
 1. ALL OTHER WALLS ARE 4\"/>

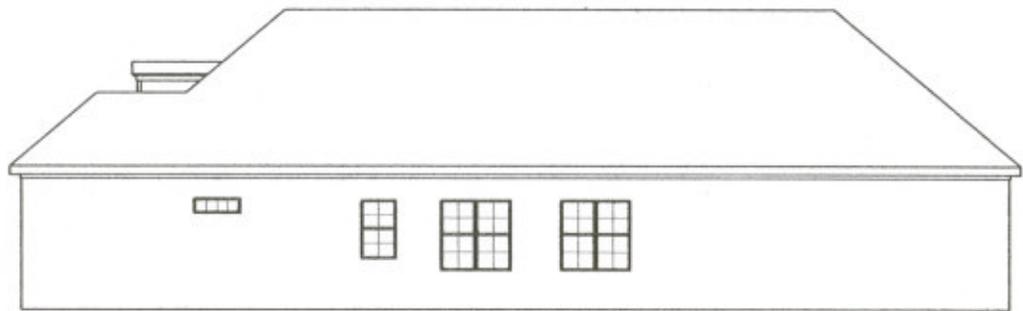
Regent HOMES
PARKSIDE DAVENPORT LOT 30



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



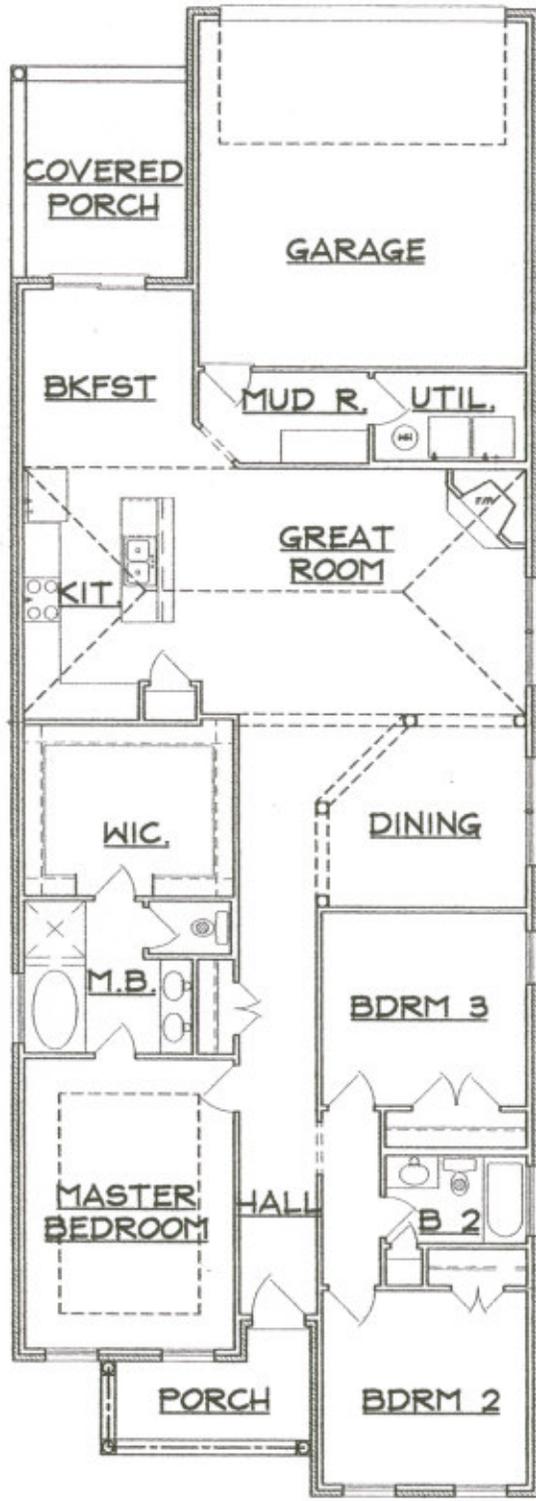
FRONT ELEVATION

CHRISTIANSTED
PARK

DANBURY

Regent
HOMES

In the event of conflict between Regent's standard specifications and local codes, codes shall prevail. Additional field notes and specifications are provided on the blueprints. All fixtures, finishes, and materials are subject to change without notice. Regent Homes is not responsible for the accuracy of the information provided on this drawing. Regent Homes is not responsible for the accuracy of the information provided on this drawing. Regent Homes is not responsible for the accuracy of the information provided on this drawing.



FIRST FLOOR PLAN

2000 Sq. Ft. Minimum Heated Space

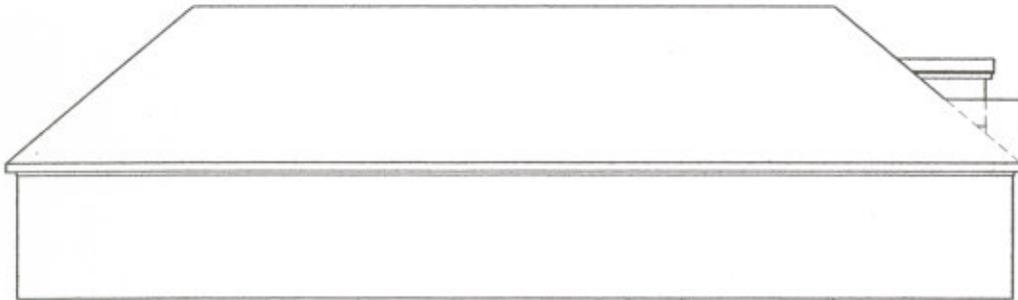
CHRISTIANSTED
PARK

DANBURY





REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

2640 ARCH TOP
WNDW FRMD @ 6'8"
AB. CLG JST



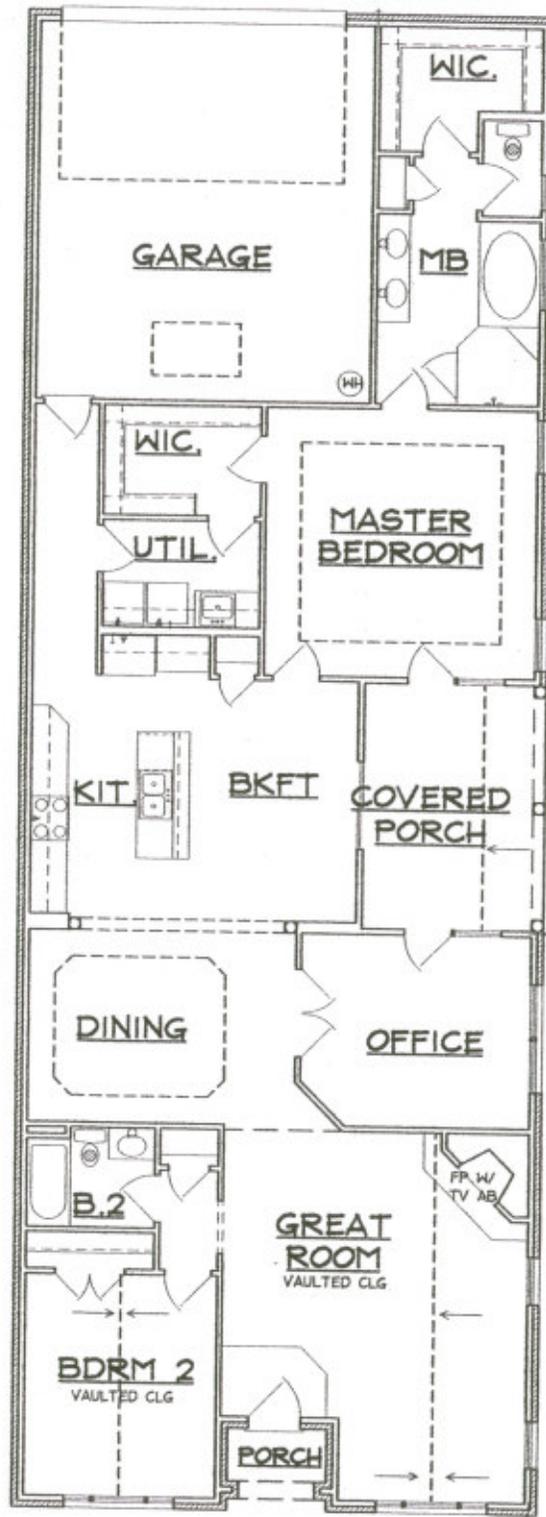
FRONT ELEVATION

CHRISTIANSTED
PARK

EASTLAND

Regent
HOMES

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FIRST FLOOR PLAN

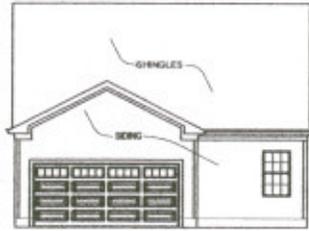
2000 Sq. Ft. Minimum Heated Space

CHRISTIANSTED
PARK

EASTLAND

Regent
HOMES

© 2000 Regent Homes, Inc. All rights reserved. This plan is a preliminary drawing and is subject to change without notice. The actual construction of the home may vary from the plan shown. For more information, please contact your local Regent Homes office.



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



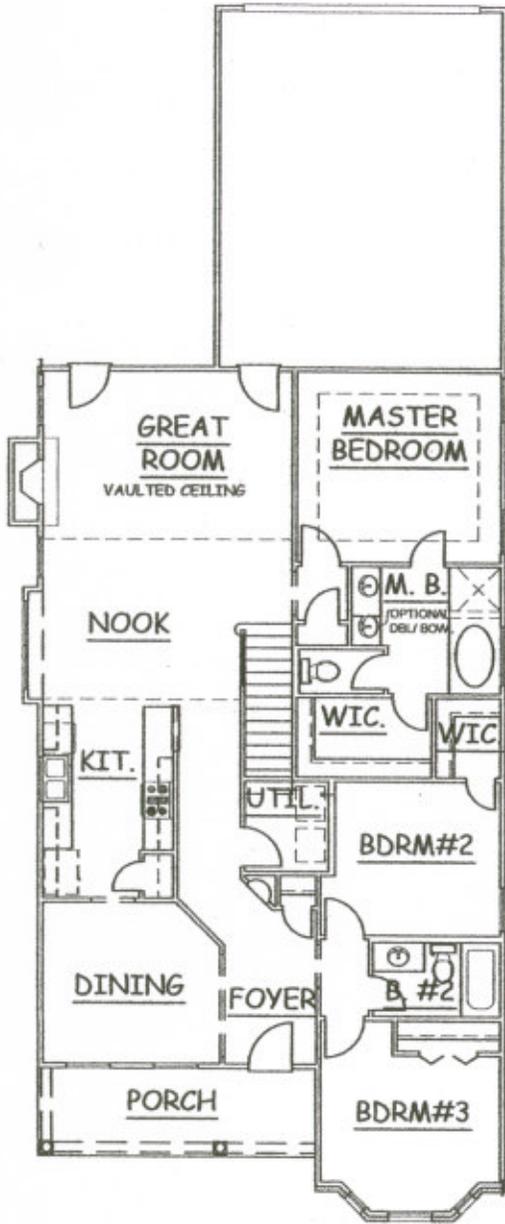
FRONT ELEVATION

CHRISTIANSTED
PARK

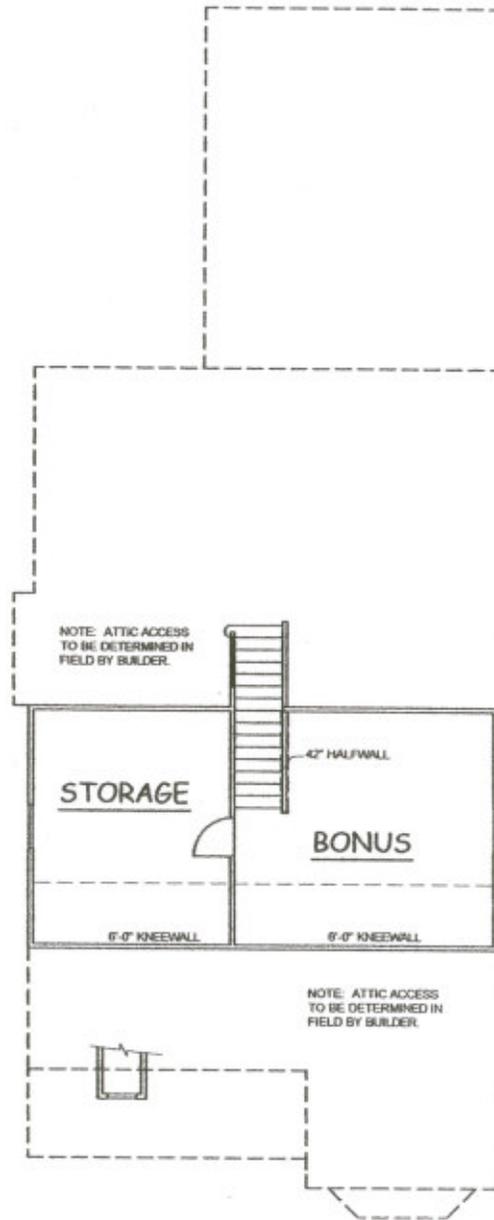
HOLLYSPRINGS II

Regent
HOMES

In the interest of professional development, Regent Homes reserves the right to make modifications to this plan, modify design, distribution, finish, materials and construction at any time without notice. All materials, finishes and prices are subject to change without notice. These drawings are approximations and their plan may vary with actual construction. Please consult building department for zoning, setbacks and other applicable regulations. ©2010 Regent Homes, LLC. Regent Homes is a leader in home building and construction. Our quality and customer service are unmatched and well-known. Please contact your sales representative to obtain a full copy of the final contract.



FIRST FLOOR PLAN
(W/ BONUS)



SECOND FLOOR PLAN
(W/ BONUS)

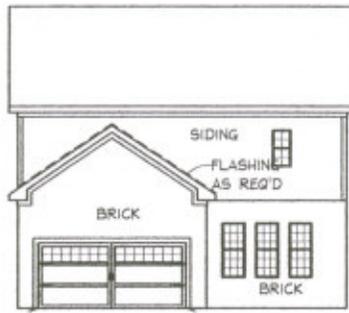
2000 Sq. Ft. Minimum Heated Space

CHRISTIANSTED
PARK

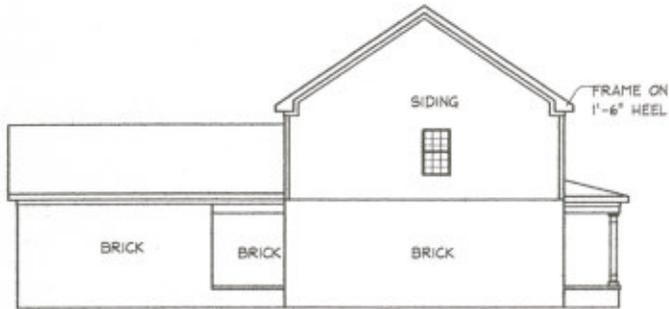
HOLLYSPRINGS II

Regent
HOMES

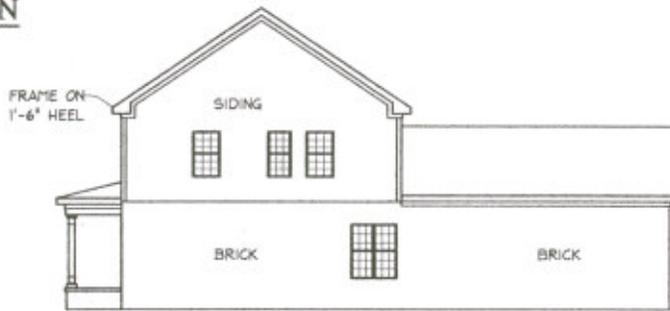
In the event of a natural disaster, Regent Homes reserves the right to substitute other plans, units, models, materials, colors, and finishes without notice. Regent Homes is not responsible for any damage to property or personal injury. Regent Homes is not responsible for any damage to property or personal injury. Regent Homes is not responsible for any damage to property or personal injury. Regent Homes is not responsible for any damage to property or personal injury.



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



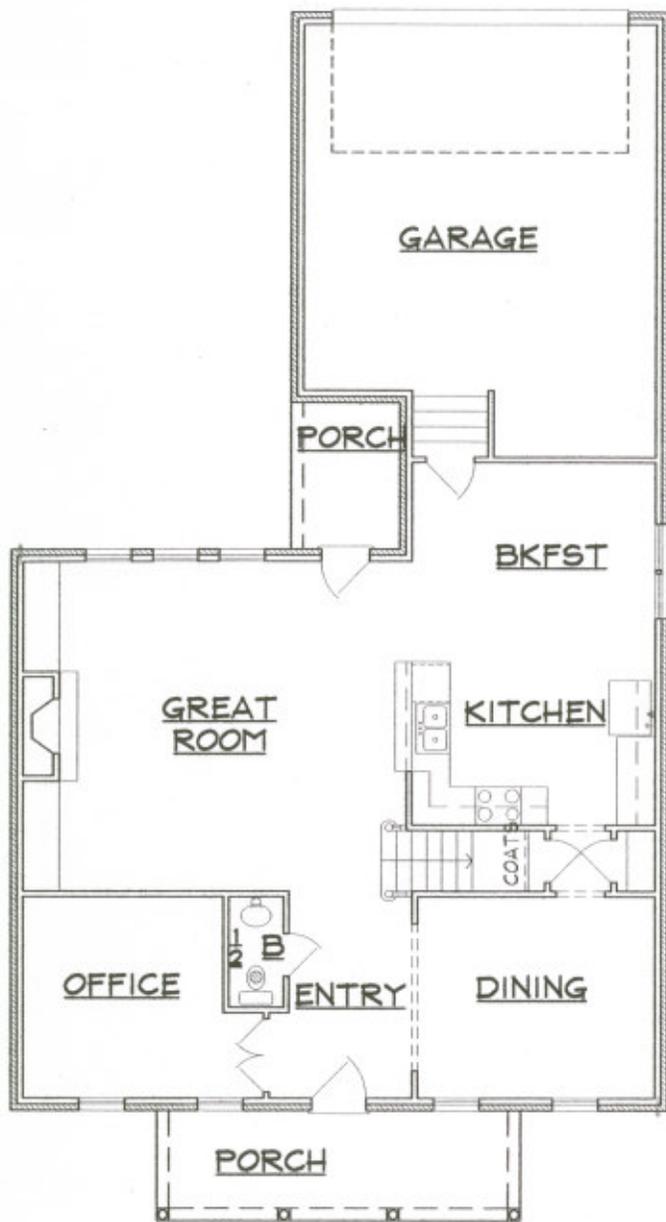
FRONT ELEVATION

CHRISTIANSTED
PARK

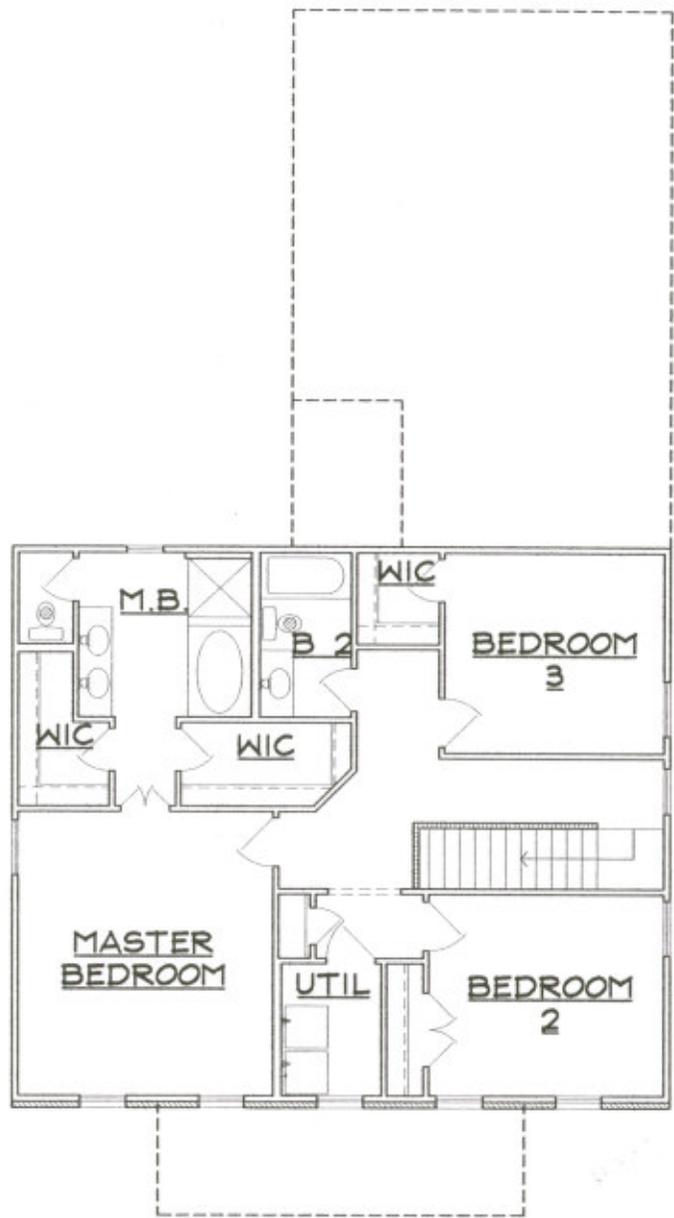
LAUREL

Regent
HOMES

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

CHRISTIANSTED
PARK

LAUREL



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APPROX. AREA	
FIRST FLOOR LIVING	1178
SECOND FLOOR LIVING	1058
TOTAL HEATED	2236
GARAGE	484
PORCHES	168
TOTAL COVERED	2888



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



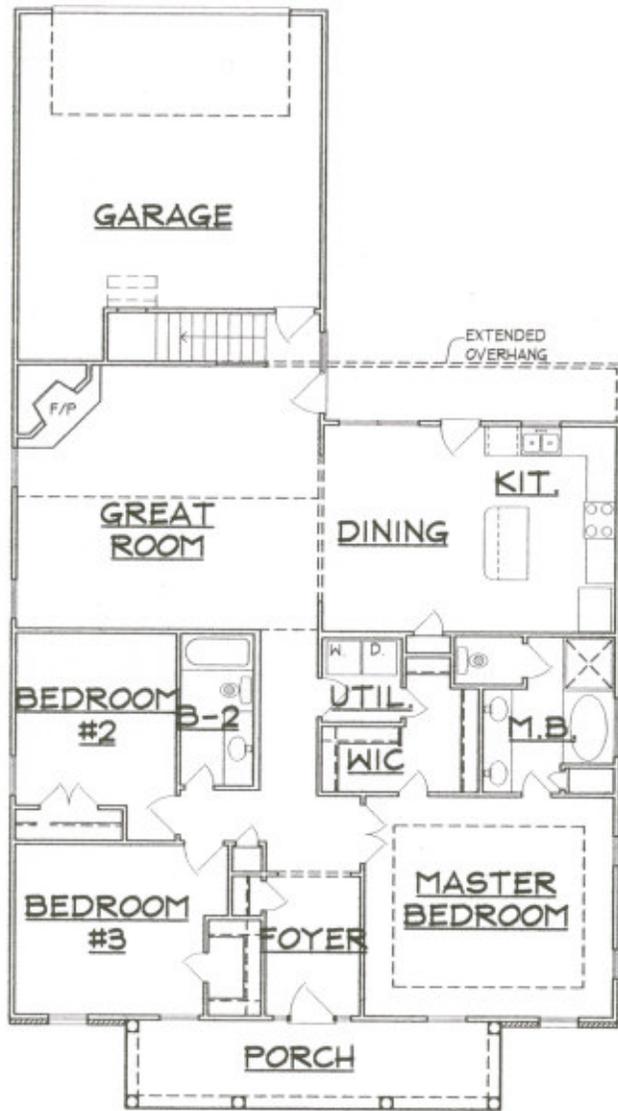
FRONT ELEVATION

CHRISTIANSTED
PARK

LYNNWOOD

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Not to scale. All dimensions are approximate. All materials and finishes are subject to change without notice. All materials and finishes are subject to availability. All materials and finishes are subject to change without notice. All materials and finishes are subject to availability. All materials and finishes are subject to change without notice.



FIRST FLOOR PLAN



BONUS ROOM PLAN

APPROX. AREA

FIRST FLOOR LIVING	1853
SECOND FLOOR LIVING	458
TOTAL HEATED	2311
GARAGE	458
PORCH	154
TOTAL COVERED	2950

CHRISTIANSTED
PARK

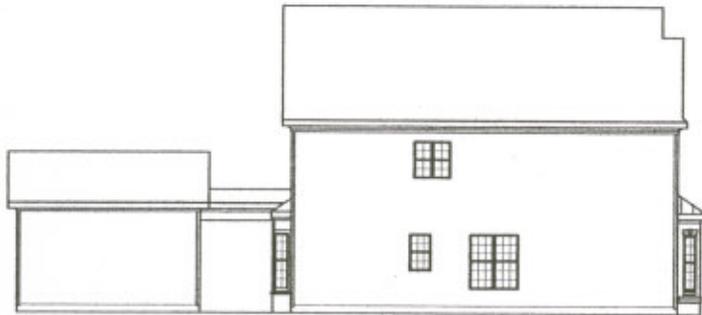
LYNNWOOD



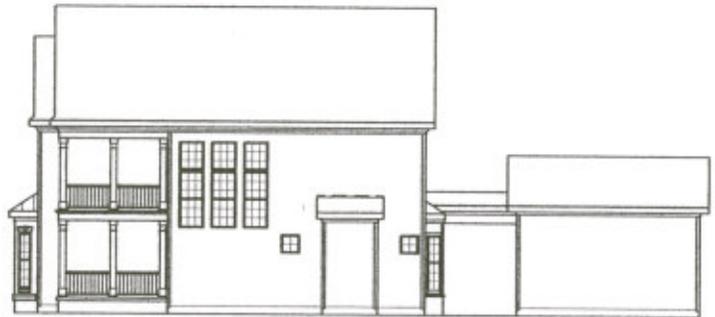
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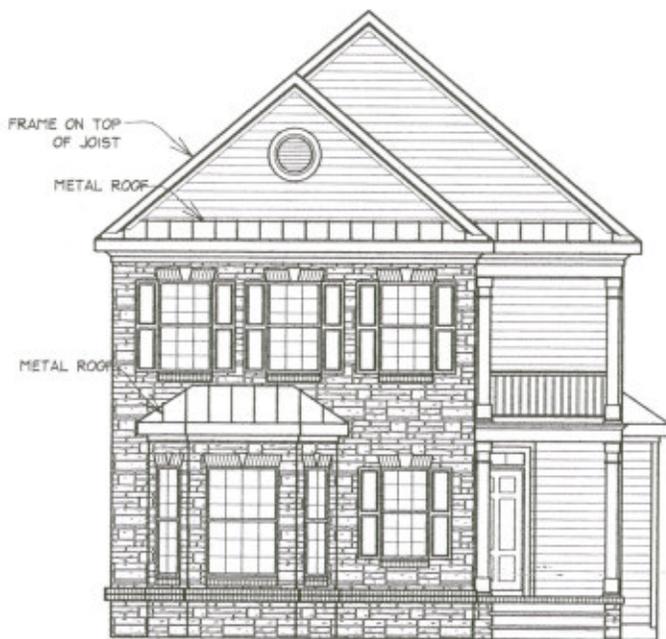
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



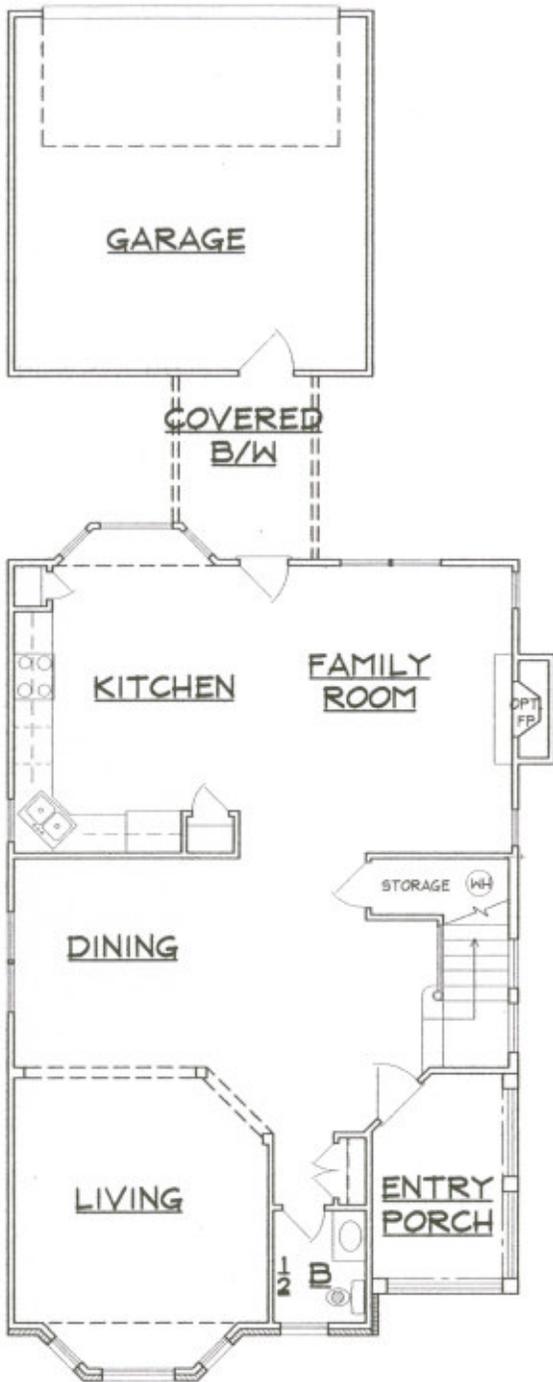
FRONT ELEVATION

CHRISTIANSTED
PARK

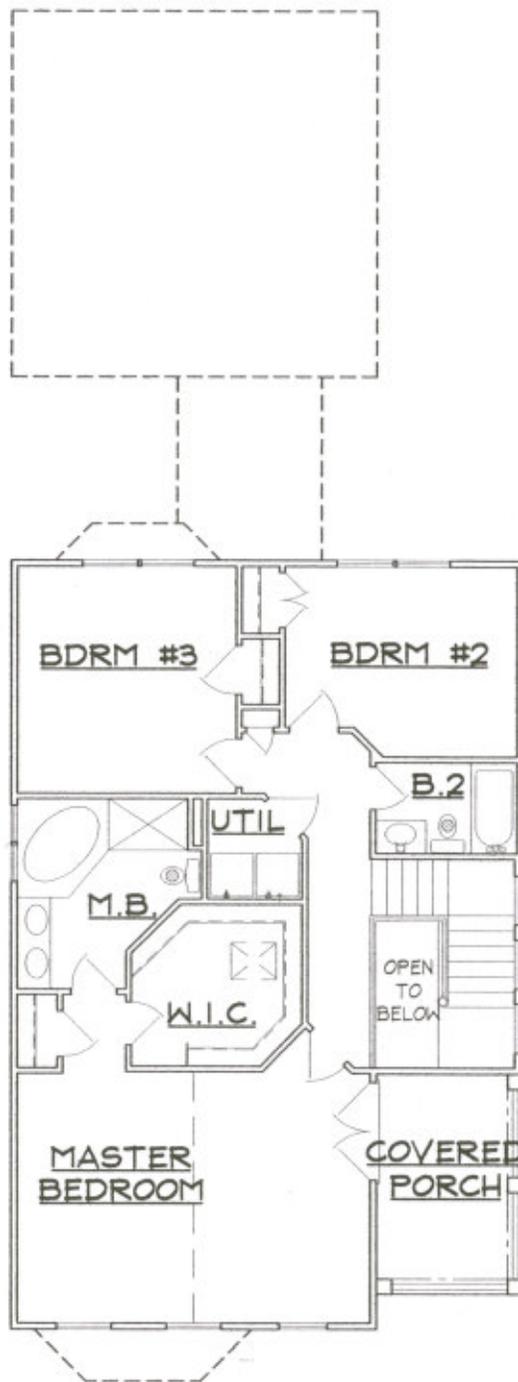
VIENNA

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

CHRISTIANSTED PARK

VIENNA

APPROX. AREA

FIRST FLOOR LIVING	1112
SECOND FLOOR LIVING	978
TOTAL HEATED	2090
GARAGE	400
PORCHES	187
BREEZEWAY	79
TOTAL COVERED	2756

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