

prepared by:  
James M. Ward, Pres.  
Developer of  
Woodward Hills

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

WOODWARD HILLS

BOOK 11643 PAGE 319

THIS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter sometimes referred to as "Declaration") executed this 31<sup>st</sup> day of Aug, 1999, by WOODWARD HILLS DEVELOPMENT COMPANY hereinafter sometimes referred to as "Developer");

W I T N E S S E T H:

WHEREAS, Developer is the owner of certain real estate in the County of Davidson, State of Tennessee, as shown in Exhibit A, the Plan for WOODWARD HILLS, of record in Book 9700, Page 900, Register's Office for Davidson County, Tennessee, and a preliminary plan for which is on file at the City Hall in the City of OAKHILL, Davidson County, Tennessee (said real estate being referred to herein as "WOODWARD HILLS" or the "Properties"); and

WHEREAS, Developer desires to provide for the protection and preservation of the values, amenities, desirability and attractiveness of WOODWARD HILLS; and

WHEREAS, the Developer desires to establish and provide for a system of administration and continual operation and maintenance of the common use facilities of WOODWARD HILLS and as hereinafter described; and

WHEREAS, Developer further desires to establish for Developer's benefit and for the mutual benefit and advantage of all future owners and occupants of WOODWARD HILLS, or any portion thereof, certain rights, easements, privileges, obligations, restrictions, covenants, liens, assessments and regulations governing the use and occupancy of WOODWARD HILLS and the maintenance, protection and administration of the common use facilities thereof, all of which are declared to be in furtherance of a plan to promote and protect the operative aspects of residency or occupancy in WOODWARD HILLS and on all portions thereof, and are intended to be construed as covenants running with the land which shall be binding on all parties having or acquiring any right, title or interest in all or any portion of the Properties and which shall inure to the benefit of each owner thereof; and

NOW, THEREFORE, Developer, as legal title holder of the Properties and for the purposes set forth above and further hereinafter set forth, declares as follows:

ARTICLE I

BOOK 11643 PAGE 320

Definitions

The following words when used in this Declaration or any supplemental declaration hereto (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to WOODWARD HILLS Homeowners' Association, Inc., a nonprofit corporation to be organized and existing under the laws of the State of Tennessee, its successors and assigns.

(b) "Board" shall mean and refer to the board of directors of the Association.

(c) "Building" shall mean and refer to a single-family residential building which may be built on each lot.

(d) "Bylaws" shall mean and refer to the bylaws of the Association attached hereto as Exhibit "B" and made a part hereof, and as may be amended from time to time.

(e) "Limited Common Use Area & Facilities" shall mean and refer to all facilities within the Properties used in common by the Owners, including all roads, detention ponds and drainage systems, Walking Trails, gates and access system, wall and exterior fences around the Properties, and any areas lying within or adjacent to the roads which are desirable for the Association to maintain and landscape. The Limited Common Use Areas and Facilities are for the use and enjoyment of the owners and their guests (not the general public) and are designated on the Plat and constitute easements encumbering the Lots, all as shown on the Plat.

(f) "Declaration" shall mean and refer to this Declaration of Protective Covenants, Conditions and Restrictions applicable to the Properties and which is recorded in the Office of the Register of Deeds for Davidson County, Tennessee, and which is on file in the City Hall of the City of Oak Hill, Davidson County, Tennessee.



(g) "Developer" shall mean and refer to WOODWARD HILLS Development Company, a Tennessee corporation, having a principal place of business in Nashville, Tennessee, its successors and assigns; provided any successor or assign must be designated by an instrument signed by Developer and recorded in Register's Office for Davidson County, TN

(h) "Lot" shall either mean and refer to any plot of land to be used for single-family residential purposes and so designated on the Plat.

(i) "Majority of Owners" shall mean and refer to the holders of more than fifty percent (50%) of the total votes of the Members.

(j) "Member" shall mean and refer to any person or persons who shall be an Owner, and as such, shall be a Member of the Association.

(k) "Mortgagee" shall mean and refer to the holder of a first lien deed of trust encumbering a Lot.

(l) "WOODWARD HILLS" shall mean and refer to that certain residential community known as WOODWARD HILLS which is being developed on real property now owned by Developer in the City of OAK HILL, Davidson County, Tennessee, and described in Exhibit "B" attached here to.

(m) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee interest in any Lot which is part of WOODWARD HILLS, excluding, however, those parties having such interest merely as a security interest for the performance of an obligation.

(n) "Plat" shall mean and refer to the Plan of WOODWARD HILLS of record in Book 9700, Page 900, Register's Office for Davidson County, Tennessee.

(o) "Person" shall mean and refer to a natural person, as well as a corporation, partnership, firm, association, trust or other legal entity. The use of the masculine pronoun shall include the neuter and feminine, and the use of the singular shall include the plural where the context so requires.

(p) "Properties" shall mean and refer to any and all of that certain real estate described in Exhibit "B" attached hereto.

## ARTICLE II

Properties Subject to This Declaration

Section One. Subdivision of the Properties to Declaration and Bylaws. The Developer, as legal title holder in fee of the Properties, hereby submits and subjects the Properties to the provisions of this Declaration and Bylaws. This Declaration shall constitute covenants running with the land and binding upon all parties now owning or hereafter having or acquiring any right, title or interest in the Properties or any part thereof, and shall inure to the benefit of each Owner hereof. Every person hereafter acquiring a Lot or any portion of the Properties by acceptance of a deed to any interest in a Lot or any portion of the Properties shall accept such interest subject to the terms of this Declaration, and by acceptance of the same shall be deemed to have consented to and agreed to be bound by the terms, conditions and covenants of this Declaration.

## ARTICLE III

Membership

Section 1. Members. Every person or entity who is an Owner of any Lot which is included in the Properties shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. Classes of Membership. The Association shall have two classes of membership:

(a) Class A. Class A Members shall be all Owners, except for Developer prior to termination of his Class B membership. If, however, Developer owns one or more Lots upon or after the termination of his Class B membership, then Developer shall become a Class A Member.

(b) Class B. The Class B membership shall be the Developer, his successors or assigns. The Class B membership shall terminate and cease upon the first to occur of the specific written termination by Developer or December 31, 2004.

Section 3. Class A Voting. Class A Members shall be entitled to one vote for each Lot owned. The vote for any one Lot owned by more



than one person or entity shall be exercised as they among themselves shall determine, but in no event shall the vote or votes with respect to any jointly owned Lot be cast separately.

Section 4. Class B Voting. The Class B Member (Developer) shall have two votes for each lot owned.

Section 5. Joint Ownership. In case of joint ownership of a lot, other than by husband and wife, such owners shall deliver to the Secretary of the Homeowners Association a writing signed by all such owners designating one such owner as the person entitled to vote on their behalf.

#### ARTICLE IV

##### Assessments

Section 1. Creation of Lien and Personal Obligation of Assessments. Each Owner of any Lot shall, by acceptance of a deed therefor, whether or not it shall be so expressed in any deed or other conveyance, be deemed to covenant and agree to all the terms and provisions of these restrictions and promises to pay to the Association both annual assessments and charges and special assessments, such assessments to be established and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection therefor as are hereinafter provided, shall be a charge and continuing lien upon the Lot against which such assessment is made as of the effective date of each assessment. Each such assessment, together with such interest thereon and costs of collection therefor as are hereinafter provided, shall also be the personal obligation of the person or entity who was Owner of such Lot at the time when the assessment fell due. In the case of co-ownership of a Lot, all of such co-Owners shall be jointly and severally liable for the entire amount of the assessment.

Section 2. Purpose of Annual Assessments. The annual assessments levied by the Association shall be used for the general benefit of members as determined by the Board of Directors for the improvement, maintenance, operation and security of the Common Use Facilities, including, but not limited to, property management, legal and accounting fees, the payment of taxes and insurance thereon, the payment of utilities bills thereon (including water for sprinkler systems), and the repair, replacement and additions thereto, and for the cost of labor,

equipment, materials, management and supervision thereof, and for maintenance to assure proper operation of detention ponds and drainage systems. At the option of the Association, annual assessments may be used to provide supplemental landscaping maintenance within Lots and to provide garbage and trash collection and disposal if needed to supplement that provided by public authority. Further, the Association may require annual assessments to be paid in equal monthly installments.

Section 3. Maximum Annual Assessment. The annual assessment for 1999 and 2000 shall not exceed Two Thousand and No/100 Dollars (\$2,000.00) per year for each Lot. Annual assessment may be paid quarterly.

Section 4. Special Assessments. In addition to the annual assessments hereinabove authorized, the Association may levy special assessments for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of the Common Use Facilities, including the necessary fixtures and personal property related thereto; provided, however, that any such special assessment shall have the assent of two-thirds (2/3) of the Members present and voting in person or by proxy at an annual or special meeting of the membership at which a quorum is present. Special assessments shall be due and payable on the date(s) which are fixed by the resolution authorizing such assessment.

Section 5. Commencement. The assessment for a Lot shall commence upon purchase of the Lot from Developer, or Developer may hereafter set a date for assessments to commence for all Lots which have been purchased from Developer. Assessments on Lots that first become subject to assessments during a calendar year shall be prorated on a calendar year basis for the remainder of such calendar year.

Section 6. Due Date. Unless otherwise provided herein, assessments shall be due and payable in full within thirty (30) days after billed to an Owner by the Association.

Section 7. Records of Assessment. The Association shall cause to be maintained in the office of the Association a record of all Lots and assessments applicable thereto which shall be open to inspection by any Owner. Written notice of each assessment shall be mailed to every Owner of the Lot subject to assessment.

The Association shall, upon demand and payment of a reasonable charge, furnish to any Owner a certificate in writing signed by an officer of the Association setting forth whether the assessments against



the Owner's Lot have been paid, and if not, the amount due and owing. Absent manifest error, such certificates shall be conclusive as evidence for third parties as to the status of assessments against such Lot.

Section 8. Effect of Non-Payment of Assessment or Other Charges. If any annual or monthly assessment or if any special assessment is not paid on the date when due, or if any sum or charge agreed to be paid by Owners in this Declaration is not paid when due, then such assessment, sum or charge shall be delinquent and shall accrue interest thereon at the highest rate permissible under the laws of the State of Tennessee, after the date due. If such assessment, sum or charge is not paid within thirty (30) days after the due date, then the Association may bring an action at law against the Owner personally and/or foreclose the lien against the Lot by court action or trustee's sale, as hereinafter provided, and there shall be added to the amount of such assessment, sum or charge all reasonable attorneys' fees and costs incurred by the Association in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessments as indicated above.

Section 9. Enforcement of Lien by Trustee's Sale. For and in consideration of the privileges and protections granted herein, and the mutual enjoyment and use of the Common Property, and for the express purpose of securing the payment of the assessments, other sums and charges described in Section 8 above; rendering unnecessary court proceedings for the enforcement of the lien described in Section 8 above, each Owner accepting a deed to a Lot, for their heirs, administrators, successors and assigns, do hereby transfer and convey unto Walter H. Neilsen, Trustee, his successors and assigns, each such Lot deeded to such Owner, with the appurtenances, estate, title and interest thereto belonging unto the Trustee for the following uses in trust:

Said Owners agree to pay all assessments, sums and charges when due and upon demand of said Trustee or the Association, to pay, discharge or remove any and all liens (except a first mortgage or deed of trust lien) which may be hereafter placed against said Owner's Lot which shall adversely affect the lien granted herein, and in case the Trustee or his successors or the Association shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said Lot or the lien granted herein, or appear in any court to prove said indebtedness, and costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed and be payable by Owner upon demand of the Trustee or Association, and upon failure to do any of these things then said Trustee or Association may do any or all of said things, and the amounts so paid shall bear interest from the date of payment at the highest rate then

permitted by the laws of the State of Tennessee, and shall be and become a part of the indebtedness secured hereby.

If said assessments, sums or charges, or interest thereon, are not paid promptly when due or within any period of cure allowed above, or if after said Owners fail to pay any other sums due as above provided, or further, fail to reimburse the Trustee or Association within thirty (30) days from the date of Trustee's or Association's payment of such sums, this trust conveyance shall remain in full force and effect, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty (20) days' notice by three (3) publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said Lot at the front door of the courthouse in said county to the highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions of every kind which are hereby expressly waived; and the said Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser at such foreclosure sale. The Association may bid at any sale under this trust conveyance. The Trustee may at any time after default in the payment of any of the above described indebtedness enter and take possession of said Lot and shall only account for the net rents actually received by him. It is further agreed that in the event the Trustee fails, before selling said Lot, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said Lot. In case of sale hereunder, the proceeds shall be applied by the Trustee as follows:

(a) To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorneys' fees for advice in the premises, or for instituting or defending any litigation which may arise on the account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.

(b) To the payment of all taxes which may be unpaid on said premises.

(c) To the payment of all unpaid indebtedness herein secured.

(d) The residue, if any, to be paid to said Owners, their order, or to their representatives or assigns.



In the event of the death, absence, inability or refusal to act of said Trustee at any time when action of the foregoing powers and trusts may be authorized, or for any other reason, the Association is hereby authorized and empowered to name and appoint a successor in trust to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and title therein conveyed to the above named Trustee shall be vested in said successor. Trustee is authorized to appoint an attorney-in-fact to conduct in his stead and on his behalf and with the same power possessed by said Trustee as granted herein, any and all foreclosure sales authorized above.

The lien described in this Section and in Section 8 above shall be subordinate to the lien of a recorded first mortgage or deed of trust encumbering any such Lot. Provided, however, in the event the holder or owner of such mortgage or first deed of trust becomes the Owner of such Lot after foreclosure thereof, such purchaser shall become subject to the lien reserved herein for the purpose of securing all assessments becoming due from and after the date such purchaser accepts a deed to said Lot or enters into possession of said Lot, whichever shall first occur.

#### ARTICLE V

##### Developer's Assessment and Maintenance

Section 1. Exemption. Developer and all property owned by Developer shall be exempt from all assessments and the liens therefor of every type, except as hereinafter provided.

Section 2. Contribution by Developer. Developer agrees to contribute to the Association such funds as may be required to maintain the Common Use Facilities, to the extent that the maximum annual assessments are insufficient to pay the cost thereof, through December 31, 2004, or until the voluntary termination of the Class B membership, whichever first occurs. Upon the termination of the Class B membership, Developer shall pay assessments, only if, and to the extent to which, it is a Class A Member of the Association.

## ARTICLE VI

Architectural and Building Restrictions

The Developer shall have the responsibility of enforcing the restrictions of Woodward Hills set forth in this Article until (i) December 31, 2004; (ii) termination of the Class B membership, or (iii) after ten (10) residences are occupied, whichever shall first occur. The Board of Directors of the Association shall assume and be responsible for the enforcement of the Restrictions after that time. References in this Article to the Developer shall, therefore, apply to the Association after it has been incorporated and has assumed the enforcement of these Restrictions.

Section One. Approval of Development. Before commencing the construction, reconstruction, remodeling, alteration or addition of any Building or structure, detached outbuilding of any nature, fence, wall, driveway, path or other improvement of any nature, the Owner shall first submit its building plans, specifications, site and landscape plans, drainage plans, and an elevation sketch (collectively the "Plans") of all improvements to the Architectural Committee, as hereinafter described, for its written approval. The Plans shall include all materials for driveways, walls, fences and swimming pools. In the event the Architectural Committee shall fail to approve or disapprove in writing the Plans within thirty (30) days after they have been received by the Architectural Committee, such approval will not be required and this covenant shall be deemed to have been complied with. The Plans shall be delivered to the Architectural Committee in person or by certified mail at the address to be designated from time to time by Developer or the Association.

Plans for any improvements must conform to certain Restrictions as set forth in Section Two hereof, and further must conform to the other requirements of this Declaration. The Architectural Committee shall be the sole judge or arbiter of such conformance or non-conformance. Further, the Architectural Committee may approve or disapprove plans when the Architectural Committee, in its sole discretion, determines that the proposed improvements or any feature of the Plans are not architecturally or aesthetically compatible with WOODWARD HILLS Development. Until termination of the Class B membership, the Developer may, in its sole discretion, overrule any decision of the Architectural Committee.



If the Architectural Committee approves the Plans, the actual construction in accordance with the Plans shall be the responsibility of the Owner; provided, however, upon the completion of the improvements, and prior to occupancy, the Owner shall notify Developer, who shall have ten (10) days thereafter in which to have the improvements inspected by the Architectural Committee to insure that the construction was completed in accordance with the Plans approved by the Architectural Committee prior to construction. In the event that the Architectural Committee shall fail to approve or disapprove in writing the completed improvements within ten (10) days after receipt of notice from the Owner that the improvements are completed, such approval shall not be required and these covenants will be deemed to have been complied with. In the event an Owner has made changes from the original Plans approved by the Architectural Committee and such changes were not previously approved by the Architectural Committee, occupancy of the subject improvements shall be delayed until the necessary corrections have been made.

In the event any Owner shall fail to complete his residence according to the approved plans or to maintain the improvements situated upon his or her lot in a manner satisfactory to the Association, the Association may, upon the vote of two-thirds (2/3) of the Association's Directors, and after ten (10) days' notice in writing to the Lot Owner, and in the event of his continued failure to commence the correction of the matter in issue, enter upon said Lot and complete, repair, maintain or restore the exterior of the improvements or landscaping erected thereon. The cost of such exterior maintenance shall be added to and become a part of the assessment to which such Lot is subject and the Owner shall be personally liable for the cost of such maintenance so incurred.

In addition to the approval of Plans and other matters herein set forth, the Architectural Committee shall have the right to waive minor violations and allow minor variances where the same resulted unintentionally or without gross carelessness on the part of any Owner and are not materially harmful to the Properties. If such waiver is granted in writing, then thereafter such matters so waived shall no longer be deemed a violation of these restrictions.

The approval of Developer or the Architectural Committee of the Plans and completed improvements as required above is not intended to be an approval of the structural stability, integrity or design of a

completed improvement or of the safety of any component therein, but is required solely for the purpose of insuring compliance with the covenants contained in this Declaration, and further, to insure the harmonious and orderly architectural development and improvement of the Properties. Notice is hereby given to any future occupant of any such completed improvement and all invitees, business guests and other persons who may from time to time enter or go on or about such completed improvements that no permission or approval granted by Developer or the Architectural Committee with respect to construction pursuant to this Declaration shall constitute or be construed as an approval by them of the structural stability, design of any building, structure or other improvement and no liability shall accrue to Developer or the Architectural Committee in the event that any such construction shall subsequently prove to be defective. No structure of a temporary nature shall be allowed on any Lot at any time except that of an Owner's contractors and subcontractors during the period of construction of improvements.

The Architectural Committee shall consist of three (3) persons appointed by Developer, who is empowered to appoint their successors should a vacancy occur, or may remove such persons and replace them at its sole discretion until termination of the Class B membership, and their names shall be maintained at Developer's offices. By Supplemental Declaration the Developer may delegate to the Association the authority and duty to appoint the Architectural Committee, and upon termination of the Class B membership, the authority to appoint the Architectural Committee shall automatically be vested in the Association.

#### Section Two. Improvement, Setback and Use Restrictions.

(a) Minimum setback requirements have been established on the recorded subdivision of WOODWARD HILLS, but are not intended to engender uniformity. They are intended to avoid overcrowding and monotony. It is, therefore, intended that setbacks may be staggered, where appropriate, so as to preserve trees and to assure vistas of open areas. The Developer reserves the right to approve the site plan and location of each house or other structure on each Lot and to arrange the same in such manner as it shall deem in the best interests of the overall development. No building or structure, or any part thereof, shall be located on any Lot nearer to the front line nor to a side or rear line than the minimum setback lines shown on the recorded plan or as specified in the Restrictions. All Lots shall provide the minimum setback and side yard required by the City of OAK HILL.

(b) Before any house may be occupied, it must be completely finished.



(c) The total floor living area of the main structure upon any Lot, exclusive of open porches, patios, garages, basements and breezeways shall be not less than 4,000 SQ.FT. for 1 story and 4,500 SQ.FT. for one and a half and two stories.

(d) Boundary walls for individual Lots may be erected, provided that they shall not extend into or restrict the use of common use areas by other owners and the same are approved by the Developer or Architectural Committee. No walls, other than retaining walls, may be constructed along the street on the front of any Lot unless approved by the Architectural Committee. No retaining wall shall extend to a height greater than three (3) feet above the earth being retained and no boundary wall, nor any wall enclosing a patio or courtyard, shall extend to a height greater than six (6) feet from ground level except with the consent of the adjoining Lot Owners and the Architectural Committee. All boundary and retaining walls must be of brick, stone, stucco or other material agreeable to the Architectural Committee.

(e) Swimming pools must be built in ground in accordance with ordinances of the City of OAK HILL. Developer reserves the right to establish a uniform mail box and mail box location system.

(f) Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any Lot. Any and all equipment, air conditioner condensers, woodpiles, garbage cans, refuse or storage piles placed on any lot, whether temporary or permanent, shall be walled in or concealed by landscaping to restrict from the view of neighboring Lots, roads, streets and open areas. Plans for all screening walls and enclosures must be approved by the Architectural Committee. Portable or manufactured storage sheds shall not be allowed.

(g) No lumber, brick, stone, block, concrete or other building materials, nor any other thing used for building purposes shall be stored on any Lot except for the purpose of construction on such Lot, and then only for such length of time as is reasonably necessary for the construction of the improvements then in progress.

(h) All utility meters, air conditioning compressors, and other like equipment shall be placed as inconspicuously as possible to prevent visibility from neighboring Lots, roads, streets and open areas. Small (18 inch) television dish antennas may be installed, with the prior approval of the Architectural Committee.

(i) No Owner shall excavate or extract earth from any of the Lots subject to this Declaration for any business or commercial purpose. No elevation changes shall be permitted which will materially affect the surface grade of a Lot unless the consent of the Developer is obtained.

(j) Outside clothesline and clothes hanging devices shall not be permitted. Eave lights may not be directed so as to disturb other residents.

(k) No garages may face the street in front of a residence unless approved by the Developer.

(l) Landscaping is an integral part of creating the overall plan of WOODWARD HILLS. Landscaping design shall be submitted for approval with the plans and specifications. The plans and landscaping design will minimize the number and type of trees removed from a lot; removal of trees of six (6) inches in diameter or greater shall be shown on the plans and landscaping design and shall be approved by the Declarant or by the Board as provided in Section One.

The purchaser of each Lot shall, as part of the landscaping plans and specifications, plant a minimum of three (3) four-inch caliber canopy trees, such as red maple, sugar maple, any and all red and white oaks, green and/or white ash, beech, tulip poplars or as otherwise approved by the Declarant or the Board. These trees must be planted in the front yard of the Lot as defined by the right-of-way line(s), extending perpendicular to the side Lot lines or as approved by the Declarant or by the Board as provided in Section One.

(m) Plans for architectural review shall include a topographical site plan, building elevations, floor plans, lighting plan, and landscaping design plan. The plans shall be at least "line" type plans and need not be full working drawings, but shall clearly specify exterior materials. Upon approval, final working drawings, unless submitted and approved earlier, shall be prepared and submitted for final approval before construction is started. All construction shall proceed to completion promptly and in strict conformity with such plans.

\* (n) Chain link or woven wire fences are not permitted. All fences must be approved by the Declarant or the Board.

(o) Swimming pools must be approved by the Declarant or the Board, shall conform to City of Oak Hill regulations and must be located to the rear, side, or enclosed within the main dwelling. All swimming



pools shall be fenced or otherwise protected for safety and screened from view.

(p) Contiguous Lots may be combined, if the Lots have the same Owner, for the purpose of placing an approved Building thereon. Individual Lots may not be resubdivided so as to create a smaller area than originally deeded to a Lot Owner and as shown on the Plat.

Section Three. Maintenance. All Lots, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition by their respective Owners. To provide uniformity in the maintenance of the landscaping, the Association may contract with one or more landscaping services to provide maintenance services for all Lots within the development, excepting only enclosed courts..

Section Four. Parking of Automobiles. A minimum of a three (3) car garage for each residence must be provided by each Lot Owner unless waived by the Developer. Vehicles shall be parked only in the garages or in the driveways serving the residences or 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. All commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers camper trailers, boats and other watercraft, and boat trailers must be parked entirely within a garage or within the back yard of a unit totally screened from view unless otherwise permitted by the Board. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed.

Section Five. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred, pastured or maintained on any Lot, except household pets which shall be kept in reasonable numbers as pets for the sole pleasure of the occupants, but not for any commercial purpose or use. No pets shall be permitted outside of the boundaries of the Owner's Lot or within the limited common use easement areas unless accompanied by their owners and on a leash. The Association, or any individual resident, may take appropriate measures to insure compliance with this provision, including having the animal picked up by the Metropolitan authorities. All dogs must be housed from 9 p.m. till 6 a.m. so barking will not disturb a neighbor.

Section Six. Nuisances and Unsightly Materials. No house or other structure on any Lot shall be used for any commercial or business purpose. Each Owner shall refrain from any act or use of his Lot which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No noxious, offensive, or illegal activity shall be carried on upon any Lot. Boats may be stored in enclosed areas and must not be visible from neighboring Lots, streets, roads or open areas. No motorcycle (except for ingress and egress) motorbike, motor scooter, ATV or go-cart shall be permitted to be operated in the streets of WOODWARD HILLS.

Section Seven. Governmental Restrictions. Each Owner shall observe all governmental building codes, health regulations, zoning restrictions and other regulations applicable to his Lot. In the event of any conflict between any provision of any such governmental code, regulation or restriction and any provisions of this Declaration, the more restrictive provision shall apply.

Section Eight. Exclusive Contractors. In order to minimize confusion and complications which may result from the construction of a number of residential units upon the Properties at the same time, and in order to insure the maintenance of high quality of construction, the Developer reserves the right to approve contractors authorized and permitted to construct residential units or facilities upon Lots within the Properties. Such approval shall not be arbitrarily or unreasonably withheld.

\* Section Nine. Speeding. Any vehicle moving in excess of twenty-five (25) miles per hour on streets within WOODWARD HILLS shall be considered as speeding and the owner and/or operator of said vehicle will be subject to any fine levied by the Homeowners' Association.

## ARTICLE VII

### Easements

Section One. General. Until termination of the Class B Membership, Developer reserves an easement for ingress and egress generally across the Properties at reasonable places on the Properties and the various Lots for the purpose of completing Developer's intended development. Said ingress and egress easement shall in any event be reasonable and shall not interfere with the construction of improvements on a Lot nor the use and enjoyment of a Lot by a Lot Owner.

Section Two. Emergency. There is hereby reserved without further assent or permit a general easement to all policemen and security guards employed by Developer, firemen, ambulance personnel, garbage collectors, mail men, utility personnel, delivery service personnel and all similar persons to enter upon the Properties or any portion thereof which is now or hereafter made subject to this Declaration in the performance of their respective duties. Included in the persons designated to have access to the premises are all public officials of the City of OAK HILL and all police and fire officers of the Metropolitan Government.

Section Three. Easements Shown on the Plat. The Plat contains certain designated easements for roads, utilities and drainage, and Common Easement Parcels. The easements so designated on the Plat encumber the Lots as shown on the Plat, and are hereby established as perpetual and irrevocable easements. Said easements are granted and reserved for the use and benefit in common of all Owners of WOODWARD HILLS and their agents, servants, family members and invitees. No Owner shall have the right to restrict, impede or take any action in any way to prohibit or limit the use in common by all Owners of said easements. However, use of the easements and Common Use Facilities shall be subject to and governed by the provisions of this Declaration and the Bylaws, rules and regulations of the Association.

Section Four. Additional Easement Rights Reserved. The right is reserved to grant additional easements for utilities, drainage, or telecommunication as deemed appropriate by Developer. Upon termination of Class B membership, the Association shall have the right to grant such easements.

Section Five. No Rights Established for the General Public. The roads of WOODWARD HILLS as shown on the Plat, are not public thoroughfares and no rights in the general public are intended to be created hereby or by the recording of the Plat. Said roads are private thoroughfares to be maintained, operated and controlled by the Association. The City of Oak Hill has no responsibility for maintenance, repair or replacement of said roads. Developer and/or the Association reserves the right to control access to WOODWARD HILLS by entry onto the roads of WOODWARD HILLS or otherwise. Developer and/or the Association reserves the right to deny entry and access into WOODWARD HILLS to any persons who are not authorized to use the roads of WOODWARD HILLS pursuant to this Declaration.



## ARTICLE VIII

BOOK 11643 PAGE 336

### Maintenance of Unimproved Lots

An Owner shall either commence construction of a residence upon his Lot or cause his Lot to be improved so the same may be maintained the same as a completed lawn in a condition satisfactory to the Architectural Committee within one (1) year after closing of the purchase of the Lot from Developer. In the event an Owner fails to so improve his Lot within the time required, or fails to commence such improvement within thirty (30) days after notice from the Association or Developer and thereafter completes the same within ninety (90) days, the Association or the Developer may cause said Lot to be so improved and the Owner shall pay the cost thereof to the Association or Developer upon demand. In the event an Owner fails to pay the same upon demand, such sum may be collected from the Owner as an assessment or charge pursuant to Article IV hereof.

## ARTICLE IX

### Sale or Lease of Lots

In order to preserve and protect the decorum of the community, Developer reserves the right to restrict the advertising and placement of signs on or relating to properties for sale or resale within the premises of WOODWARD HILLS. No unapproved signs indicating a residence is for sale or for lease will be permitted on any Lot or Lots. This does not preclude an Owner from using media advertising. This right in the Developer shall continue for a period of five (5) years from the date hereof. Thereafter, this right shall be exercisable by the Association through its Board of Directors.

## Article X

### General Provisions

Section 1. Duration. These restrictions shall be appurtenant to and run with the land and shall be binding upon all Owners and parties hereinafter having an interest in any of the Properties and all parties claiming under them for a period of ninety-nine (99) years from the date of the filing of this Declaration.

Section 2. Enforcement. All restrictions herein except Article VI may be enforced by Developer, his successors and assigns until the termination of the Class B membership, or by the Association, by proceeding at law or in equity against the person, firm or other entity violating or attempting to violate any covenant or covenants, either to restrain the violation thereof or to recover damages, together with reasonable attorneys' fees and court costs. Further, after the termination of Developer's Class B membership in the Association, in the event the Association fails to act to enforce any restriction herein, any Owner of any Lot may enforce these restrictions as aforesaid against any other Owner.

Section 3. Partial Invalidity. Any invalidation of any one or more of these restrictions by judgment, court order, or statute, or failure on the part of Developer or his successors or assigns to enforce any of said restrictions, shall in no way affect any of the other provisions hereof or be deemed as a waiver of the right to enforce such restrictions any time after the violation thereof.

Section 4. Abatement. In the event that any Owner violates any of the terms or conditions of these restrictions and fails to cure the same within ten (10) days after written notice thereof, then Developer, in addition to the other rights and remedies provided for herein, shall have the express right, privilege and license to enter upon any Lot to take any reasonable action to cure such violation, and all reasonable costs thereof shall be at the expense of the Owner of such Lot and shall be payable upon demand by Developer.

Section 5. Exoneration of Developer. Each Owner of any Lot in the Properties or any other party interested in the Properties expressly agrees that:

(a) No duty or obligation is imposed upon Developer to enforce or attempt to enforce any of the covenants or restrictions contained herein, nor shall Developer be subject to any liability of any kind or nature whatsoever from any third party from failing to enforce the same; and

(b) Developer's approval (or approval by the Architectural Committee) of any building plans, specifications, site or landscape plans or elevations, or any other approvals or consents given by Developer pursuant hereto (or by the Architectural Committee) or otherwise shall not be deemed a warranty, representation or covenant that any such buildings, improvements, landscaping or other action taken pursuant thereto or in reliance thereon complies with any or all applicable laws,



rules, building codes requirements or regulations, the sole responsibility for all of same being upon the respective Owner; and Developer and the Architectural Committee are expressly released and relieved of any and all liability in connection therewith. Owner agrees to indemnify and hold the Developer and the Architectural Committee harmless from all loss or damage, including reasonable attorneys' fees, incurred by Developer or Architectural Committee as a result of any suit or claim made by any party concerning any feature of construction of the improvements made to any Lot, the noncompliance thereof with such laws, rules, building codes requirements or regulations, or further, any suit or claim made by any injured or alleged injured party claiming to have been damaged or injured by any failure in the structure of any completed improvement, any negligence in design or workmanship of any component of such completed improvements on such Lot.

## ARTICLE XI

Amendment

The covenants and restrictions of this Declaration may be amended by the Developer for a period of five (5) years from the date hereof; thereafter, by agreement signed by at least two-thirds (2/3) of the Owners whose Lots are then subject hereto. Any such amendment shall not become effective until the instrument evidencing such change has been filed of record. Every purchaser or subsequent grantee of any interest in any property now or hereafter made subject to this Declaration by acceptance of a deed or other conveyance therefor, thereby agrees that the covenants and Restrictions of this Declaration may be amended as provided herein.

## ARTICLE XII

Ordinances of the City of Oak Hill

Notwithstanding anything herein to the contrary this Declaration is and shall be subordinate and inferior to the Ordinances of the City of Oak Hill, Tennessee, as amended from time to time.

*James M. Ward, Pres.*  
Woodward Hills Development Co.

100AD373  
16051306

20

2100 08/31 0101 02CHECK B2-00

PICKUP

BILL GARRETT REGISTER  
DAVIDSON COUNTY, TN.

99 AUG 31 PM 3:38

ADMIN. & REFERENCE

0630883

TR1  
*Rebecca S. Grimm*  
REBECCA SUE GRIMM  
My Commission Expires Sept. 29, 2001



President Woodward Hills  
Development Company

BOOK 11766 PAGE 34

AMMENDMENT #1

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND  
RESTRICTIONS

FOR

WOODARD HILLS

7468 12/02 0101 03CHECK

10.00

Pursuant to Article XI of the Declaration of Protective Covenants,  
Conditions and Restrictions for Woodward Hills, of record in Book 11643 Page 319,  
Register's Office for Davidson County, Tennessee, the following Amendment is made by  
the Developer.

The Woodward Hills Homeowners Association Inc. shall have full  
responsibility for maintaining the approximately one hundred feet of public road, right-  
of-way, subdivision drainage, sign and gate control panel between the gates of  
Woodward Hills and Old Hickory Boulevard as shown on the amendment to the Revised  
Final Plat of Woodward Hills, of record in Book 11766, Page 32, Register's  
office for Davidson County, Tennessee. This responsibility is assumed in order to assure  
continuity of condition and appearance of road surface and landscaping of the private  
area within the gates of Woodward Hills and the public area as shown on the revised plat  
referenced. The language of ARTICLE I (Definitions) Paragraphs (e) and (n); ARTICLE  
IV (Assessments) Section 2 of the Declaration of Protective Covenants and Restrictions  
for Woodward Hills is hereby altered as requested by the City Commission of Oak Hill at  
their meeting on November 18, 1999. At this meeting, the Commissioners  
acknowledged said area as public with the understanding that the Woodward Hills  
Homeowners Association would take full responsibility for its maintenance.

James M. Ward Date: Dec 2, 1999  
James M. Ward, President  
Woodward Hills Development Company, Inc.

Nancy J. Quinn  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11-30-02

BILL GARRETT REGISTER  
DAVIDSON COUNTY, TN.

99DEC-2 PM 1:44

SEE REFERENCE

0663136

PICK-UP

Instr: 200006210061752 Page: 1 OF 1  
REC'D FOR REC 06/21/2000 12:28:54PM  
RECORD FEE: \$10.00  
M. TAX: \$0.00 T. TAX: \$0.00

AMMENDMENT #2

DECLARATION OF PROTECTIVE COVENANTS AND  
RESTRICTIONS

FOR

WOODWARD HILLS

Pursuant to Article XI of the Declaration of Protective Covenants,  
Conditions and Restrictions for Woodward Hills, of record in Book 11643 Page 319,  
Register's Office for Davidson County, Tennessee, the following Amendment is made by  
the Developer.

Article VI, Section Two, Paragraph (c) is amended to read:

The total floor living area of the main structure upon any Lot, exclusive of open  
porches, patios, garages, basements and breezeways shall be not less than 3,500 SQ. FT.  
for one story and 4,000 SQ. FT. for one and a half and two stories.

James M. Ward Date: June 21, 2000  
James M. Ward, President  
Woodward Hills Development Company, Inc.

State of Tennessee  
County of Davidson

On the 21<sup>st</sup> day of June, 2000, before me personally came

James M. Ward With whom I am personally acquainted and  
known by me to be the person who executed the above documents

Nancy A. Sullivan  
NOTARY PUBLIC  
Commission Expires 11-30-02

This instrument prepared by:  
Lockland Law Group  
204 South 11<sup>th</sup> Street  
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1157335 REST
07/12/2024 09:09:30 AM 4 pgs
Fees: \$22.00 Taxes: \$0.00
20240712-0052421

### **AMENDMENT #3**

#### **DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODWARD HILLS**

Pursuant to Article XI of the Declaration of Protective Covenants, Conditions and Restrictions for Woodward Hills (the "Declaration"), of record in Book 11643, Page 319, first amendment in Book 11766, Page 34 and second amendment in Instrument No. 20000621-0061752, Register's Office for Davidson County, Tennessee, the following Amendment is made and adopted by the Owners.

As further evidenced by the signature below of the President of the Woodward Hills Homeowners' Association, Inc., it is confirmed that the amendment has been approved by at least two-thirds (2/3) of all Owners of Woodward Hills.

Now, therefore, the above-referenced Declaration is amended as follows:

1. The last paragraph of Article VI, Section One is deleted in its entirety and replaced with the following:

The Architectural Committee shall consist of three (3) persons appointed by the Board of Directors, who is empowered to appoint their successors should a vacancy occur. Each appointed Committee member shall serve for a term of three (3) years. The term of each Committee member shall be staggered to allow for the appointment or renewal of a Committee member annually. The Board of Directors shall determine the staggering of any Committee member terms.

2. Article VI, Section Two is amended by adding subsection (q) as follows:

(q) No Owner shall lease any portion of their house without first being issued a Lease Permit by the Board. Owners who desire to lease their home must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those



documents. No Lease will be approved for an initial term of less than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term of less than one (1) year. If a home is leased by an Owner who does not reside in the home as their primary residence (i.e. an "Investor Owner"), a condition precedent to being issued a Rental Permit is that a background check is required to be performed on the proposed Tenant with a copy of the report remitted to the Board along with the rental application. At the point in time when a home becomes available to rent under this Section, a \$500.00 rental permit fee will be charged to the Owner that is due and payable to the Association prior to any Tenant moving into the home. An additional \$150.00 fee payable to the then Managing Agent for the Association shall be due and payable each time a new Tenant occupies the leased home.

3. Article IX is deleted in its entirety and replaced with the following:

Sale or Lease of Lots / Signs: In order to preserve and protect the decorum of the community, no signs shall be allowed either within the premises of Woodward Hills nor along Old Hickory Boulevard with exception being (i) a homeowner may display a graduation sign on their Lot for up to thirty (30) consecutive days in a three hundred sixty-five (365) day period, (ii) a homeowner may display a birthday sign on their Lot for up to fifteen (15) days in a three hundred sixty-five (365) day period, and (iii) a homeowner may display a political sign on their Lot during an election cycle per the Tennessee Freedom of Speech Act.

4. Article XI is deleted in its entirety and replaced with the following:

Amendment. The provisions of this Declaration may be changed, modified, or amended by Supplemental Declaration or other written and properly recorded instrument setting forth such change, modification, or amendment, upon the affirmative Vote of a Majority of Owners at a duly called meeting of the Association or the affirmative written consent of such Majority of Owners.

Except as specifically amended hereinabove, all other provisions and Exhibits of the Declaration remain in full force and effect.

*[Signatures appear on the following page]*

IN WITNESS WHEREOF, the President of the Woodward Hills Homeowners' Association, Inc. has caused this Amendment #3 to the Declaration to be duly executed this 11<sup>th</sup> day of July 2024.

**Woodward Hills Homeowners' Association, Inc.,  
a Tennessee Nonprofit Corporation**

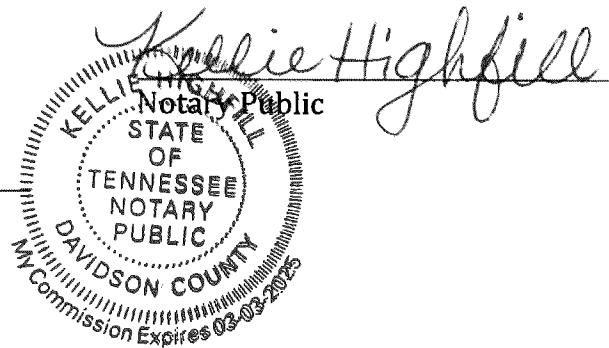
By: Amelia Pohlman  
Name: Amelia Pohlman  
Title: President

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amelia Pohlman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Woodward Hills Homeowners' Association, Inc. the within named bargainor, a limited liability company, and that they, as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11<sup>th</sup> day of July 2024.

My Commission Expires: 3/3/25



## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 11, 2024**.

J. B. Miller  
Affiant Signature

July 11, 2024

State of TENNESSEE  
County of DAVIDSON

Sworn to and subscribed before me this 11th day of July, 2024.



C. McKeighen  
Notary's Signature

MY COMMISSION EXPIRES: 7-7-25



*Prepared by: James M. War  
Developer of Woodward Hills  
and President of Woodward Hills  
Homeowners Assn. Inc.*

~~EXHIBIT "B"~~

## PICK-UP

### BYLAWS

#### OF

### WOODWARD HILLS HOMEOWNERS' ASSOCIATION

#### ARTICLE I

##### Members (Owners)

Section 1. Members. Every person or entity who is an Owner of any Lot which is included in the Property shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. Classes of Membership. The Association shall have two classes of membership:

(a) Class A. Class A Members shall be all Owners, except for Developer prior to termination of his Class B membership. If, however, Developer owns one or more Lots upon or after the termination of his Class B membership, then Declarant shall become a Class A Member.

(b) Class B. The Class B membership shall be the Developer, its successors or assigns. The Class B membership shall terminate and cease upon the first to occur of the specific written termination by Developer or December 31, 2004.

Section 3. Succession. The membership of each Owner shall terminate when he ceases to be an Owner, and upon the sale, transfer or other disposition of his ownership interest in a Lot, his membership in the Association shall automatically be transferred to the new Owner succeeding to such ownership interest.

Section 4.     Regular Meetings. The first regular annual meeting of Owners may be held, subject to the terms hereof, on any date, at the option of the Board. Provided, however, that said First Meeting shall be held not more than one hundred twenty (120) days after Developer has sold and delivered its deed for at least six (6) Lots. In any event, the First Meeting shall be held not less than three (3) years following the date of recording the Covenants. Subsequent to the First Meeting, there shall be a regular annual meeting of Owners (of all phases) within fifteen (15) days after the end of each fiscal year of the Association. All such meetings of Owners shall be held at such place in Davidson County, Tennessee, and at such time as specified in the written notice of such meeting which shall be delivered to all Owners at least ten (10) days prior to the date of such meeting.

Section 5.     Special Meetings. Special meetings of all Owners may be called by the President or by a majority of the members of the Board, or by Owners having at least three-fifths (3/5) of the votes entitled to be at such meeting. Said special meetings shall be called by delivering written notice to all Owners not less than ten (10) days prior to the date of said meeting, stating the date, time and place of said special meeting and the matters to be considered.

Section 6.     Delivery of Notice of Meetings. Notices of meetings may be delivered either personally or by mail to a Owner at the address given to the Board by said Owner for such purpose.

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Section 7.     Voting.

(a)     Class A. Except for matters concerning special assessments and amendments to this Declaration, Class A Members shall not be entitled to vote until the termination of the Class B membership, at which time Class A Members shall be entitled to one vote for each Lot owned in the Properties. The vote for any one Lot owned by more than one person or entity shall be exercised as they among themselves shall determine, but in no event shall the vote or votes with respect to any jointly owned Lot be cast separately.

(b)     Class B. Except for special assessments and amendments to this Declaration, the Class B Member (Developer) shall be the only Member entitled to vote in the Association until such time as the Class B membership shall cease.

(c)     Special Assessments and Amendments. On all matters concerning a special assessment relating to the Common Use Facilities or an amendment to this Declaration, the voting shall, prior to termination of the Class B membership, be as follows:

(i)     Class A. The Class A Members shall have one vote for each Lot owned.

(ii)    Class B. The Class B Member shall have two votes for each Lot owned.

Section 8.     Quorum. A quorum of Owners for any meeting shall be constituted by Owners represented in person or by proxy and holding a majority of the votes entitled to be cast at such meeting.

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## ARTICLE II

### Board of Directors

Section 1.     Number, Election and Term of Office. The Board of Directors of the Association (referred to herein as the "Board") shall consist of five (5) members (herein referred to as "Directors" or "members of the Board"). Four (4) Directors shall be elected at each regular annual meeting of Association members by the vote of Owners. The Developer shall appoint the five (5) interim members of the Board (the "Interim Board") until the First Meeting, and thereafter, the Developer shall be entitled, at its option, to appoint one Board member who does not have to be an Owner. The First Meeting shall, among other business, elect the first four (4) members of the Board (the "First Board"). Those candidates for election as Director receiving the greatest number of votes cast either in person or by proxy at the meeting shall be elected. Members of the Interim Board shall hold office until the First Meeting. Two (2) members of the First Board shall hold office until the first regular annual meeting of Association members after the First Meeting, and two (2) other members of the First Board shall hold office until the second regular annual meeting of Association members after the First Meeting. The member appointed by the Developer shall hold office at the pleasure of the Developer.

Section 2.     Qualification. Except for members of the Interim Board, and the Director appointed by the Developer, each Director shall be an Owner. If a Director shall cease to meet such qualifications during his term, he shall thereupon cease to be a Director and his place on the Board shall be deemed vacant.

Section 3.     Vacancies. Any vacancy occurring in the Board shall be filled by majority vote of the remaining members thereof. Any Director so elected to fill a vacancy shall hold office for a term equal to the unexpired term of the Director which he succeeds. In the event the Developer does not desire to appoint a Director, the Board shall, by majority vote, fill such vacancy for a term of one (1) year at a time.

Section 4.     Meetings. A regular annual meeting of the Board shall be held within ten (10) days following the regular annual meeting of Owners. Special meetings of the Board shall be held upon a call by the President or by a majority of the Board on not less than forty-eight (48) hours' notice in writing to each Director, delivered personally or by mail or telegram. Any Director may waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action proposed to be taken by the Board without a meeting. A Director's attendance at a meeting shall constitute his waiver of notice of said meeting.

Section 5.     Removal. Any Director may be removed from office for cause by the vote of three fifths (3/5) of the total vote of the Owners.

Section 6.     Compensation. Directors shall receive no compensation for their services as Directors, unless expressly provided for in resolutions duly adopted by the Owners.

Section 7.     Quorum. Three (3) Directors shall constitute a quorum.

Section 8.     Powers and Duties. The Board shall have the following powers and duties:

(a) to elect and remove the Officers of the Association as hereinafter provided;

- (b) to administer the affairs of the Association and the Limited Common Use Area and Facilities, including the purchasing of casualty and liability insurance covering the Limited Common Use Area and Facilities, the Association, the Board and officers;
- (c) to formulate policies for the administration, management and operation of the Limited Common Use Area and Facilities;
- (d) to adopt rules and regulations, with written notice thereof to all Owners, governing the administration, management, operation and use of the Limited Common Use Area and Facilities;
- (e) to provide for the maintenance, repair, and replacement of the Limited Common Use Area and Facilities and other expenses authorized by the Covenants and payments therefor, and to approve payment vouchers or to delegate such approval to the officers;
- (f) to provide for the designation, hiring and removal of employees and other personnel, including accountants and attorneys, and to engage or contract for the services of others, including a management company and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Limited Common Use Area and Facilities and other expenses authorized by the Covenants;
- (g) to appoint committees of the Board and to delegate to such committees the Board's authority to carry out certain duties of the Board;
- (h) to determine the fiscal year of the Association and to change said fiscal year from time to time as the Board deems advisable;

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(i) to estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Owners their respective shares of such estimated expenses, as hereinafter provided; unless otherwise provided herein or in the Covenants, to comply with the instructions of a majority of the Owners, as expressed in a resolution duly adopted at any annual or special meeting of the Owners;

(j) to levy reasonable fines for violations of provisions of the Declarations of Woodward Hills. Prior to the imposition of any sanction, the Board shall furnish written notice of the alleged violation to the alleged offender stating the proposed sanction and allowing ten (10) days for the alleged violator to request a hearing before the Board. If no hearing is requested or if a hearing results in a majority ruling against the offender, the sanction shall be imposed and if not paid to the Association within ten (10) days shall constitute a lien against the property of the offending member.

Section 9. Non-Delegation. Nothing in this Article or elsewhere in these Bylaws shall be considered to grant to the Board, the Association or to the Officers of the Association any powers or duties which, by law, have been delegated to the Owners.

### ARTICLE III

#### Officers

Section 1. Designation. At each regular annual meeting, the Directors present at said meeting shall elect the following Officers of the Association by a majority vote:

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(a) a President, who shall be a Director and who shall preside over the meetings of the Board and of the Owners, and who shall be the chief executive officer of the Association;

(b) a Secretary, who shall keep the minutes of an meetings of the Board and of the Owners, and who shall, in general, perform all the duties incident to the office of Secretary;

(c) a Treasurer, who shall be responsible for financial records and books of account and the manner in which such records and books are kept and reported; and

(d) such additional Officers as the Board shall see fit to elect.

Section 2. Powers. The respective Officers shall have the general powers usually vested in such Officers; provided that the Board may delegate any specific powers to any other Officer or impose such limitations or restrictions upon the powers of any Officer as the Board may see fit.

Section 3. Term of Office. Each Officer shall hold office for the term of one (1) year and until his successor shall have been appointed or elected and qualified.

Section 4. Vacancies. Vacancies in any office shall be filled by the Board by a majority vote of the remaining members thereof at a special meeting of said Board. Any officer so elected to fill a vacancy shall hold office for a term equal to the unexpired term of the Officer he succeeds. Any Officer may be removed for cause at any time by vote of three-fifths (3/5) of the total members of the Board at a special meeting thereof.

Section 5. Compensation. The Officers shall receive no compensation for their services as Officers.

## ARTICLE IV

### Assessments

Section 1.     Annual Budget. The Board shall cause to be prepared an estimated annual budget far each fiscal year of the Association. Such budget shall take into account the estimated expenses and ~~cash requirements~~ for the year, including but not limited to salaries, wages, payroll taxes, legal and accounting fees, working capital fund, supplies, materials, parts, services, maintenance, repairs, replacements, landscaping, insurance, fuel, power, and all other expenses for carrying out the duties of the Association. To the extent that the assessments and other cash income collected from the Owners during the preceding year shall be more or less than the expenditures for such preceding year, the surplus or deficit, as the case may be, shall also be taken into account. The annual budget shall provide for a reserve for contingencies for the year and a reserve for replacements, in reasonable amounts as determined by the Board.

Section 2.     Assessments. The estimated annual budget for each fiscal year shall be approved by the Board, and copies thereof shall be furnished by the Board to each Owner, not later than thirty (30) days prior to the beginning of such year. On or before the first day of the first month and of each succeeding month of the year covered by the annual budget, each Owner shall pay, as his respective monthly assessment for the common expenses, one-twelfth (1/12) of his proportionate share of the expenses for such year as shown by the annual budget. Such proportionate share for each Owner shall be one sixteenth (1/16) for each Lot owned (excluding Developer). In the event that the Board shall not approve an estimated annual budget or shall fail to determine new monthly assessments for any year, or shall be delayed in doing so, each Owner shall



continue to pay each month the amount of his respective monthly assessment as last determined. Each Owner shall pay his monthly assessment on or before the first day of each month to the Association or as may be otherwise directed by the Board.

Section 3.     Partial Year or Month. For the first fiscal year and thereafter until the First Board is elected, the annual budget shall be approved by the Interim Board. If such first fiscal year, or any succeeding fiscal year, shall be less than a full year, then the monthly assessments for each Owner shall be proportionate to the number of months and days in such period covered by such budget. Commencing with the date of delivery of a deed to a Lot from Developer, each Owner shall pay his assessment for the following month or fraction of a month.

Section 4.     Annual Report. Within ninety (90) days after the end of each fiscal year covered by an annual budget, or as soon thereafter as shall be practicable, the Board shall cause to be furnished to each Owner a statement for such year so ended, showing the receipts and expenditures and such other information as the Board may deem desirable.

Section 5.     Supplemental Budget. In the event that during the course of any year, it shall appear to the Board that the monthly assessments, determined in accordance with the estimated annual budget for such year, are insufficient or inadequate to cover the estimated expenses for the remainder of such year, then the Board shall prepare and approve a supplemental budget covering the estimated deficiency for the remainder of such year, copies of which supplemental budget shall be furnished to each Owner, and thereupon a supplemental assessment shall be made to each Owner for his proportionate share of such supplemental budget.

Section 6.      Records and Statement of Account. The Board shall cause to be kept detailed and accurate records in chronological order of the receipts and expenditures of the Association, specifying and itemizing the common expenses and limited common expenses incurred. Payment vouchers may be approved in such manner as the Board may determine.

## ARTICLE V

### Amendments

These Bylaws may be amended or modified from time to time by action or approval of the vote of a majority of the Owners casting votes as described in Article 1, Section 7 hereof. Such amendments shall be recorded in the Office of the Register of Deeds for Davidson County, Tennessee.

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Karen Johnson Davidson County
Batch# 1157335 BYLAWS
07/12/2024 09:09:30 AM 4 pgs
Fees: \$22.00 Taxes: \$0.00
20240712-0052422

This instrument prepared by:  
Lockland Law Group  
204 South 11<sup>th</sup> Street  
Nashville, TN 37206

## **AMENDMENT #1**

### **BYLAWS**

### **OF**

### **WOODWARD HILLS HOMEOWNERS' ASSOCIATION, INC.**

Pursuant to Article V of the Bylaws for Woodward Hills Homeowners' Association (the "Bylaws"), of record in Instrument No. 20000502-0043931, Register's Office for Davidson County, Tennessee, the following Amendment is made and adopted by the Owners.

As further evidenced by the signature below of the President of the Woodward Hills Homeowners' Association, Inc., it is confirmed that the amendment has been approved in accordance with Article V.

Now, therefore, the above-referenced Bylaws are amended as follows:

1. Article I, Section 4 is deleted in its entirety and replaced with the following:

Section 4. Regular Meetings. The annual meeting of Owners shall be occur within 60-120 days after the end of the Associations fiscal year on the date and time as determined by the Board of Directors as specified further in the notice of such meeting which shall be delivered to all Owners at least ten (10) days prior to the date of such meeting.

2. Article I, Section 6 is deleted in its entirety and replaced with the following:

Section 6. Delivery of Notice of Meetings. Notice of meetings may be sent via electronic mail or as otherwise determined by the Board. Notice sent via electronic mail will be considered delivered as long as a rejection notice is not received by the sender. Homeowners may opt-out of electronic mail notices by providing notice to the Board from which time forward notices will be provided via mail.

3. Article II, Section 1 is deleted in its entirety and replaced with the following:

Section 1. Number, Election and Term of Office. The Board of Directors of the Association (referred to herein as the "Board") shall consist of five (5) Members (herein referred to as "Directors" or "members of the Board"). Members of the Board shall serve for a term of three (3) years;



provided, however, that at the meeting to elect the first Board, when all five (5) Board positions shall be open for election, two (2) members elected to such first Board shall be designated to serve a term of one (1) year, two (2) members elected to such first Board shall be designated to serve a term of two (2) years, and one (1) member elected to such first Board shall be designated to serve a term of three (3) years. The purpose of this section imposing staggered terms is to promote continuity of the Board. The members of the Board shall serve until their respective successors are duly approved by the remaining members of the Board, or until their death, resignation or removal. Any disagreement or uncertainty as to the current term any Director is currently then serving shall be decided by the Board President.

4. Article II, Section 3 is deleted in its entirety and replaced with the following:

Section 3. Vacancies. If any vacancy occurs in the Board, caused by death, removal from office, retirement, resignation or disqualification, a successor(s) shall be elected by majority vote of the remaining Directors for the unexpired term of his predecessor in office. Any Director who ceases to be a Member of the Association during such Director's term in office shall cease being a Director effective with such change, and such Director's successor shall be selected by the remaining Members of the Board. If a successor is not elected by majority vote, the President shall have the power to appoint the successor Board Member.

5. Article II, Section 8 is amended by adding subsection (k) as follows:

(k). The Board shall charge a "Working Capital Fund Assessment" in an amount determined by the Board and collected at the closing and transfer of ownership occurs. The Working Capital Fund Assessment shall not exceed \$5,000.00 for (5) years from date of this amendment and thereafter shall be adjusted based on the inflation rate at the Board's discretion.

6. Article V is deleted in its entirety and replaced with the following:

Amendment. The provisions of this Bylaws may be changed, modified, or amended by Supplemental Bylaws or other written and properly recorded instrument setting forth such change, modification, or amendment, upon the affirmative Vote of a Majority of Owners at a duly called meeting of the Association or the affirmative written consent of such Majority of Owners.

Except as specifically amended hereinabove, all other provisions of the Bylaws remain in full force and effect.

*[Signatures appear on the following page]*

IN WITNESS WHEREOF, the President of the Woodward Hills Homeowners' Association, Inc. has caused this Amendment to the Bylaws to be duly executed this 11<sup>th</sup> day of July 2024.

**Woodward Hills Homeowners' Association, Inc.,  
a Tennessee Nonprofit Corporation**

By: Amelia Pohlman  
Name: Amelia Pohlman  
Title: President

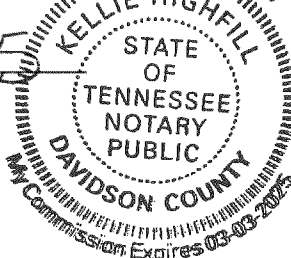
STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amelia Pohlman to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Woodward Hills Homeowners' Association, Inc. the within named bargainor, a limited liability company, and that they, as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11<sup>th</sup> day of July 2024.

Kellie Highfill  
Notary Public

My Commission Expires: 3/3/25



## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 11, 2024**.

J. B. Miller  
Affiant Signature

July 11, 2024

State of TENNESSEE  
County of DAVIDSON

Sworn to and subscribed before me this 11th day of July, 2024.



C. McKeighen  
Notary's Signature

MY COMMISSION EXPIRES: 7-7-25