

State of Tennessee



BCCA 5576 TALE 419

Department of State

CERTIFICATE

The undersigned, as Secretary of State of the State of Tennessee, hereby certifies that the attached document was received for filing on behalf of NASHBORO VILLAGE SITES 8, 9, and 10 HOMEOWNERS ASSOCIATION,
(Name of Corporation)
was duly executed in accordance with the Tennessee General Corporation Act, was found to conform to law and was filed by the undersigned, as Secretary of State, on the date noted on the document.

THEREFORE, the undersigned, as Secretary of State, and by virtue of the authority vested in him by law, hereby issues this certificate and attaches hereto the document which was duly filed on February Twenty-seventh 80.

Geritay Crowell
Secretary of State



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CHARTER 37 00819
OF

NASHBORO VILLAGE SITES 8, 9, and 10
HOMEOWNERS ASSOCIATION

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

1. The name of the Corporation is Nashboro Village Sites 8, 9, and 10 Homeowners Association.
2. The duration of the Corporation is perpetual.
3. The address of the principal office of the Corporation in the State of Tennessee shall be 2250 Murfreesboro Road, Nashville, County of Davidson, 37217.
4. The Corporation is not for profit.
5. The Corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. In way of explanation, and not of limitation, the purposes for which the Corporation is formed are:

(a) To be and constitute the Association to which reference is made in the Supplemental Declaration of Covenants and Restrictions as to Sites 8, 9, and 10 of Nashboro Village (the "Declaration"), recorded in the Register's Office for Davidson County, Tennessee, in Book 5465, page 561, and as thereafter amended from time to time, to perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified therein and in the By-Laws of the Association as amended from time to time, and as provided by law.

(b) To provide an entity for the furtherance of the interests of the owners of lots as shown on the Plat of Sites 8, 9, and 10 of Nashboro Village, of record in Book 5200, page 186, said Register's Office (the "Lots").

In furtherance of its purposes, the Corporation shall have the following powers, which, unless indicated otherwise by the Declaration or the By-Laws of the Association, may be exercised by the Board of Directors:

(i) All of the powers conferred upon non-profit corporations by common law and the statutes of the State of Tennessee in effect from time to time.

(ii) All of the powers necessary or convenient to perform the obligations and duties and to exercise the rights and powers set out in this Charter and the Declaration, including, without limitation, the following:

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1. To fix and to collect assessments or other charges to be levied against the Lots;
 2. To manage, control, operate, maintain, repair, and improve common property and facilities, any property acquired by the Corporation or any property owned by another for which the Corporation has a right or duty to provide such services;
 3. To enforce covenants, conditions, or restrictions affecting any property to the extent the Corporation may be authorized under the Declaration;
 4. To engage in activities which will actively foster, promote, and advance the common interests of all owners of the Lots;
 5. To buy or otherwise acquire, sell, or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with, real, personal, and mixed property of all kinds, and any right or interest for any purpose of the Corporation;
 6. To borrow money for any purpose as may be limited in the By-Laws and in accordance with any restrictions as may be set forth therein;
 7. To enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate or advisable in carrying out any purpose of the Corporation, with or in association with any corporation or other entity or agency, public or private;
 8. To adopt, alter, and/or repeal such By-Laws or supplementary rules and regulations as may be necessary or convenient for the proper management of the business or affairs of the Corporation; provided, however, that such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration;
 9. To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility, for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members agreeing to such dedication, sale or transfer; and
 10. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article 5 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Charter.
6. The Corporation is to have members. There shall be one membership in the Corporation for each Lot owned. All rights, privileges and responsibilities shall be as set forth in the Declaration and in the By-Laws of the Association.

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7. The Board of Directors may take, without a meeting, on written consent, any action which they are required to or permitted to take by the Declaration or By-Laws of the Association, or statutes, provided that such consent sets forth the action so taken and is signed by all of the Directors.

Dated: February 25, 1980


Incorporator

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State University



CHARTER

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OF

NASHBORO VILLAGE SITES
8, 9, and 10 HOMEOWNERS
ASSOCIATION

RECEIVED FEE, \$ 10.00

RECEIVED TAX, \$ _____

TOTAL, \$ 10.00

Bentley Crowell

Secretary of State.