




Tom Leatherwood
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

	
05065580	
04/27/2005 - 03:25 PM	
8 PGS : R - CHARTER IN STATE	
CHRIS 309406-5065580	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	6.50
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	8.50
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

Secretary of State
Division of Business Services
312 Eighth Avenue North
6th Floor, William R. Snodgrass Tower
Nashville, Tennessee 37243

DATE: 04/18/05
REQUEST NUMBER: 5432-0239
TELEPHONE CONTACT: (615) 741-2286
FILE DATE/TIME: 04/14/05 1026
EFFECTIVE DATE/TIME: 04/14/05 1026
CONTROL NUMBER: 0491862

TO:
SHELBY PARK P.D. HOMEOWNERS ASSOC. INC
8620 TRINITY ROAD
SUITE 101
CORDOVA, TN 38018

RE:
SHELBY PARK P.D. HOMEOWNERS ASSOCIATION, INC
CHARTER - NONPROFIT

CONGRATULATIONS UPON THE INCORPORATION OF THE ABOVE ENTITY IN THE STATE OF TENNESSEE, WHICH IS EFFECTIVE AS INDICATED.

A CORPORATION ANNUAL REPORT MUST BE FILED WITH THE SECRETARY OF STATE ON OR BEFORE THE FIRST DAY OF THE FOURTH MONTH FOLLOWING THE CLOSE OF THE CORPORATION'S FISCAL YEAR. ONCE THE FISCAL YEAR HAS BEEN ESTABLISHED, PLEASE PROVIDE THIS OFFICE WITH THE WRITTEN NOTIFICATION. THIS OFFICE WILL MAIL THE REPORT DURING THE LAST MONTH OF SAID FISCAL YEAR TO THE CORPORATION AT THE ADDRESS OF ITS PRINCIPAL OFFICE OR TO A MAILING ADDRESS PROVIDED TO THIS OFFICE IN WRITING. FAILURE TO FILE THIS REPORT OR TO MAINTAIN A REGISTERED AGENT AND OFFICE WILL SUBJECT THE CORPORATION TO ADMINISTRATIVE DISSOLUTION.

WHEN CORRESPONDING WITH THIS OFFICE OR SUBMITTING DOCUMENTS FOR FILING, PLEASE REFER TO THE CORPORATION CONTROL NUMBER GIVEN ABOVE. PLEASE BE ADVISED THAT THIS DOCUMENT MUST ALSO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS IN THE COUNTY WHEREIN A CORPORATION HAS ITS PRINCIPAL OFFICE IF SUCH PRINCIPAL OFFICE IS IN TENNESSEE.

FOR: CHARTER - NONPROFIT

ON DATE: 04/14/05

FROM:
TERANSKY LLC
8620 TRINITY RD
#101
CORDOVA, TN 38018-0000

RECEIVED: FEES \$100.00 \$0.00
TOTAL PAYMENT RECEIVED: \$100.00

RECEIPT NUMBER: 00003704186
ACCOUNT NUMBER: 00420161



RILEY C. DARNELL
SECRETARY OF STATE



15 4 22 13 23 9

FILED

CHARTER OF

SHELBY PARK P.D. HOMEOWNERS ASSOCIATION, INC

2005 APR 24 AM 10:26
TERRY A. DAN
SECRETARY OF STATE
TENNESSEE

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

1. The corporate name is SHELBY PARK P.D. HOMEOWNERS ASSOCIATION, INC
2. This corporation is a mutual benefit corporation.
3. This corporation is not a religious corporation.
4. The street address and zip code of the initial registered office of the corporation is: 8620 Trinity Road, Suite 101, Cordova, Shelby County, TN 38018. The name of the initial registered agent is Terry A. Dan.
5. The name and address of the incorporator is Terry A. Dan, 8620 Trinity Road, Suite 101, Cordova, TN 38018.
6. The street address and zip code of the principal office of the corporation is 8620 Trinity Road, Suite 101, Cordova, TN 38018.
7. The corporation is not for profit.
8. Every person or entity who is a record owner of a fee or undivided fee interest in any lot, which is subject to covenants of record to assessments by the Association, including contract sellers, shall be a member of the Association. In any event, there shall be one (1) membership for each Lot of the said subdivision and one (1) vote per Lot. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.
9. Upon dissolution, the assets of the corporation will, after 30 days written notices to, each member, be dedicated to a corporation or association with similar purposes to this corporation.
10. Liability of a director to the corporation or its members is limited to the following:
 - a. Breach of the directors' duty of loyalty to the corporation.
 - b. Acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of the law; or
 - c. Liability for unlawful distributions as found in Section 48-58-304 of the Tennessee Code Annotated.

15432 0240

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

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

See Exhibit "A" attached hereto and made a part hereof.

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

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

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

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

12. Other Provisions:

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

5432 0241

<u>Name</u>	<u>Address</u>	
Terry Dan	8620 Trinity Road, Suite 101	Cordova, TN 38018
Terry Pagliari	8620 Trinity Road, Suite 101	Cordova, TN 38018
Daryl Lansky	8620 Trinity Road, Suite 101	Cordova, TN 38018

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

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

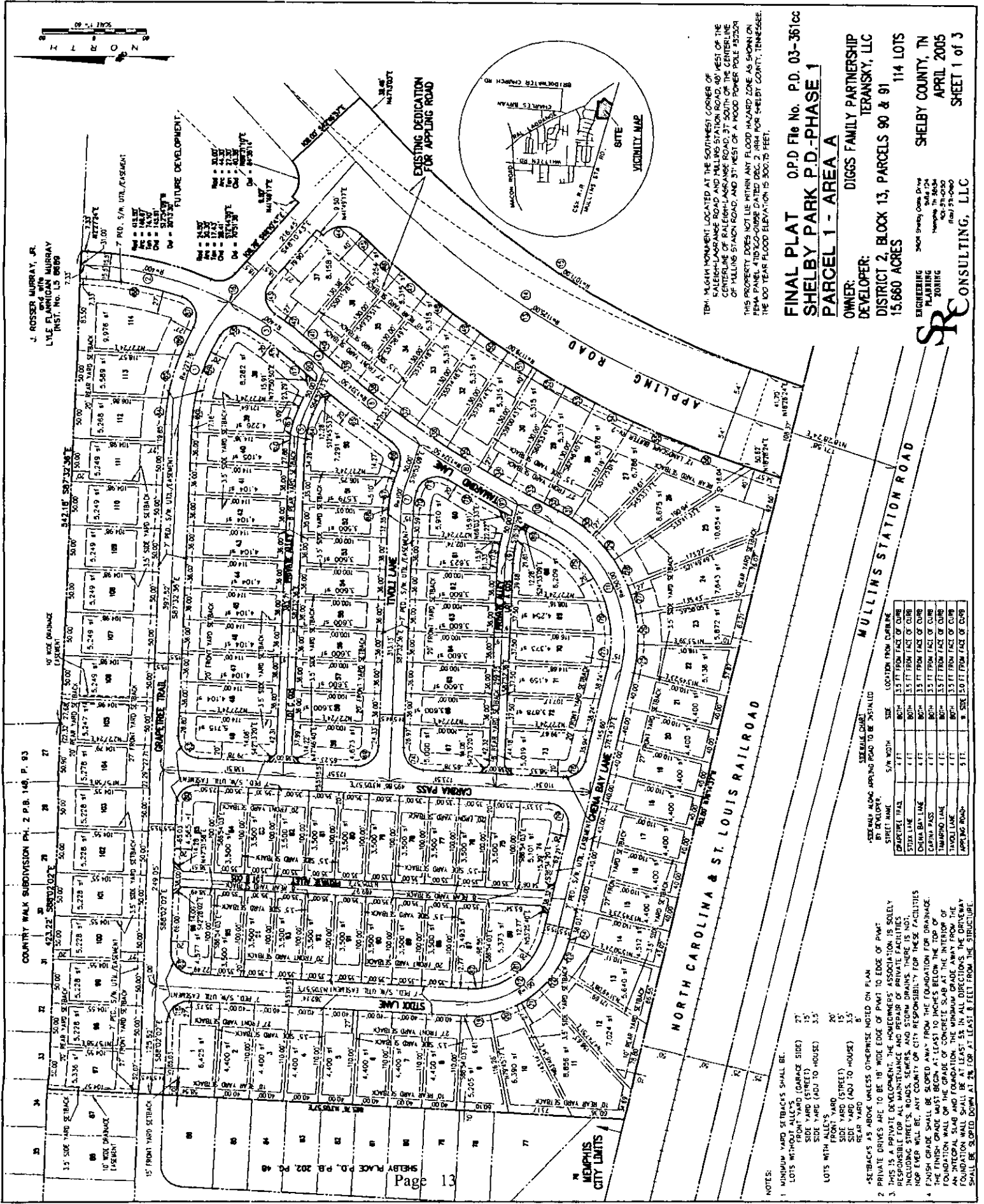
13. Any indebtedness or liability, direct or contingent, must be authorized by an affirmative vote of a majority of the votes cast by the members of the Board of Directors at a lawfully held meeting. The highest amount of indebtedness or liability, director contingent, to which this corporation may be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

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

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Tennessee, I, the undersigned, have executed this Charter the 29th day of MARCH 2005.



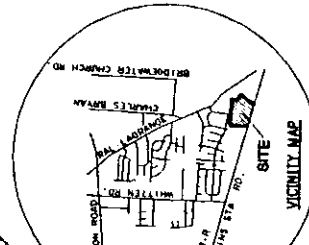
EXHIBIT "A"



J. ROSSER MURRAY, JR.
LYLE FLAMMIGAN MURRAY
INSTR. NO. L3 0669

COUNTRY WALK SUBDIVISION PH. 2 P.B. 140, P. 83

SHELBY PLACE P.D. # 202 P. 48



THE MCGRAW MONUMENT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE 185 STATION ROAD, 40' WEST OF THE CENTERLINE OF SHELBY PLACE AND 10' SOUTH OF THE CENTERLINE OF HULLINS STATION ROAD AND 31' WEST OF A 100' POWER POLE. THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP DATED DEC. 2, 1977. THE 100 YEAR FLOOD ELEVATION IS 300.15 FEET.

FINAL PLAT O.P.D. File No. P.D. 03-3616c
SHELBY PARK P.D.-PHASE 1
PARCEL 1 - AREA A

OWNER: DIGGS FAMILY PARTNERSHIP
DEVELOPER: TERANSKY, LLC
DISTRICT 2, BLOCK 13, PARCELS 90 & 91
15.660 ACRES
114 LOTS

ENGINEERING: SRE CONSULTING, LLC
PLANNING: SRE CONSULTING, LLC
ZONING: SRE CONSULTING, LLC
DATE: APRIL 2005
SHELBY COUNTY, TN
SHEET 1 of 3

STREETS ALONG APPLING ROAD TO BE INSTALLED

STREET NAME	WIDTH	LOCATION FROM CURB
GRAPPELL TRAIL	4 FT	15 FT FROM FACE OF CURB
STOCK LANE	4 FT	15 FT FROM FACE OF CURB
CHINA PASS	4 FT	15 FT FROM FACE OF CURB
THOUL LINE	4 FT	15 FT FROM FACE OF CURB
APPLEING ROAD	5 FT	50 FT FROM FACE OF CURB

- NOTES:
- MINIMUM YARD SETBACKS SHALL BE:
FRONT YARD (GARAGE SIDE) 7'
SIDE YARD (SIDE) 15'
SIDE YARD (ADJ. TO HOUSE) 3.5'
 - LOTS WITH ALLEYS:
FRONT YARD 20'
SIDE YARD (STREET) 15'
REAR YARD (ADJ. TO HOUSE) 3.5'
 - SETBACKS AS ABOVE UNLESS OTHERWISE NOTED ON PLAN
 - PRIVATE DRIVES ARE TO BE 18" WIDE EDGE OF PAVT. TO EDGE OF PAVT.
 - THIS IS A PRIVATE DEVELOPMENT. THE HOMEOWNERS ASSOCIATION IS SOLELY RESPONSIBLE FOR ALL MAINTENANCE, SEWERS, AND STORM DRAINS. THERE IS NO HOA FEE. ANY CITY OR COUNTY RESPONSIBILITY FOR THESE FACILITIES MUST BE MET BY THE CITY OR COUNTY.
 - FINISH GRADE MUST BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BE AT LEAST 1" BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF CONCRETE SLAB AT THE INTERIOR OF AN INTERIOR WALL AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION WALL SHALL BE AT LEAST 1/8" IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2% FOR AT LEAST 8 FEET FROM THE STRUCTURE.

EXHIBIT "A"

OUTLINE PLAN CONDITIONS
FD 250-861 CC

- I. Permitted Uses in Parcel I.
 - A. Area A - Single family residence, not to exceed 1/2 acre.
 - B. Area B - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
 - C. Area C - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
 - D. Area D - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
 - E. Area E - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
- II. Permitted Uses in Parcel II.
 - A. Area A - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District, not to exceed 300 sq ft of sign area.
 - B. Area B - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
 - C. Area C - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
 - D. Area D - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
 - E. Area E - Uses permitted by right or comprehensive plan review in the Planned Commercial (C-2P) District.
- III. Bulk Regulations are as follows:
 - A. Parcel I, Area A
 1. Minimum lot size: 3,500 square feet
 2. Minimum lot width
 3. Minimum lot depth: 30 feet
 4. Minimum front yard setback: 10 feet
 5. Minimum rear yard setback: 10 feet
 6. Minimum side yard setback: 10 feet
 7. All other residential lots in Parcel I: 21 feet
 8. Minimum rear yard setback: 10 feet
 - B. Parcel I, Area B
 1. Bulk regulations shall generally be as specified in Chart II for the R-1H District, with the following exceptions:
 - a. Along Apping Road right of way: 40 feet
 - b. Along Apping Road boundary: 12 feet
 - c. Along boundary of northern boundary: 30 feet
 - d. Along boundary of eastern boundary: 10 feet
 - e. Lots not otherwise classified: 8 feet
 2. The maximum building height shall be 10 feet.
 3. Any building over 100 feet tall shall be set back from the Apping Road right-of-way at least 30 feet.
 - C. Parcel II, Area B of Parcel II and Area B of Parcel II, as specified in Chart II for the C-2P District.
 - A. Right-of-way Road shall be allowed to obtain a 400 foot separation between centerlines of Nelson Road and the right-of-way centerline of Apping Road.
 - B. The west side of Apping Road shall be improved by the City of Memphis in accordance with the Subdivision Regulations, to include access across the C-2P Right-of-Way.
 - C. The east side of Apping Road shall be improved by the City of Memphis in accordance with the Subdivision Regulations.
 - D. The cross section for Apping Road shall be improved to a minimum 30 feet with a smooth transition between Apping Road right-of-way at the west property line, in accordance with Subdivision Regulations.
 - E. Dedication and improvement of Apping Road shall provide for 30 foot property line right-of-way at the intersection with Apping Road.
 - F. Clear Sight Triangles shall be provided on the West side of Apping Road at the intersection of Apping Road and Sprague Street, on the East side of Apping Road at the intersection of Apping Road and Sprague Street, and at all other locations with the Subdivision Regulations.
 - G. The final plat shall reflect the appropriate width and/or depth of all alternative design street dedications in accordance with Subdivision Regulations.
 - H. Access to Apping Road via private drive or driveway from the residential portion of the development is prohibited. The right of access shall be conveyed to Shelby County Government, or to the City of Memphis.
 - I. Any curb cut along the Apping Road and Nelson Road at Parcel I shall be spaced 250 feet apart.
- IV. All public streets shall be designed to meet the minimum requirements of the Subdivision Regulations for commercial design and 1/4" sidewalks.
 - A. The city shall be provided for a minimum width of 15 feet. The city shall be provided for a minimum width of 15 feet. The city shall be provided for a minimum width of 15 feet.
 - B. A public street shall be provided from Parcel I Area A to the north property line.
 - C. The City Engineer shall approve the design, nature and location of Curb cut.
 - D. Parcel II, Area A shall incorporate a system of pedestrian walkways to facilitate pedestrian access to Planned Park, Landscaping and Design.
 - A. The Center line shall identify of trees to be planted in the public right-of-way. The proposed tree list shall be subject to the review and approval of the Office of Planning and Development. In that event, the applicant shall file a tree list with the Office of Planning and Development. The tree list shall include a drawing of trees to be planted and those to be removed. If the applicant cannot meet the requirements of the tree list, the Office of Planning and Development shall be notified.
 - B. Along the east side of Apping Road, the applicant shall provide a minimum of 10 feet of tree canopy on the east side of Apping Road. Alternatives that include a minimum of 10 feet of tree canopy on the east side of Apping Road shall be considered by the Office of Planning and Development.
 - E. Landscaping shall be installed along street frontages for all parcels designated for residential or commercial or office use.
 1. Landscaping shall be installed along street frontages for all parcels designated for residential or commercial or office use.
 2. Landscaping shall be installed along street frontages for all parcels designated for residential or commercial or office use.
 - F. In addition to required landscape screening and setbacks, a minimum 10 percent landscaped area shall be provided within any and all parking lots.
 - A. All single-family residences shall be composed of a minimum of 80 percent lawn.
 - B. Apartment buildings and commercial and office buildings shall provide a minimum of 25 percent landscaped area within each building pad.
 - C. All apartment buildings and commercial and office buildings located on the roof shall be landscaped and shielded from view by architectural elements that are integral to and consistent with the overall exterior design.
 - D. All dumpsters and other outdoor solid waste containers shall be completely screened from view from all adjacent properties and all public roads.
 - E. In areas designated for commercial or multi-family residential use, a detailed site plan including lighting and landscaping shall be approved by the Office of Planning and Development prior to the issuance of any building permit. The site plan shall include a lighting plan and a landscaping plan. The applicant shall provide a site plan and a landscaping plan in accordance with the approved landscaping and lighting plan.
- V. Signs
 - A. In the area designated for commercial use including Parcel I, Area B of Parcel I and Area B of Parcel I, attached and detached signs shall be permitted as follows:
 1. Attached signs - One per business establishment, not to exceed 85 square feet in area.
 2. Detached signs - A maximum of four (4) detached signs, each limited to a maximum of 25 square feet in area and a maximum of 18 feet in height.
 - B. In Parcel II, Area A signs shall be permitted in accordance with the provisions of Section 24 of the Zoning Ordinance as they apply in the R-1H District.
 - C. Portable and temporary signs shall be prohibited.
 - D. All signs shall be set back a minimum of 10 feet from the right-of-way.
 - E. The design and materials of signs shall be consistent with the proposed signage subject to the plan review and approval.
- VI. Drainage
 - A. Drainage data shall be provided for assessment of drainage patterns, including existing, proposed, and other drainage patterns. The applicant shall provide a drainage study for all areas of the site. The drainage study shall include a drainage map showing the location of all drainage lines and structures, and a drainage report describing the drainage study. The drainage study shall be reviewed and approved by the City Engineer.
 - B. The drainage study shall be provided for assessment of drainage patterns, including existing, proposed, and other drainage patterns. The applicant shall provide a drainage study for all areas of the site. The drainage study shall include a drainage map showing the location of all drainage lines and structures, and a drainage report describing the drainage study. The drainage study shall be reviewed and approved by the City Engineer.
- VII. Site Plan Review by the Land Use Control Board
 - A. Prior to the approval of any final plat for Parcel II, Parcel I, or Area B of Parcel I, the applicant shall submit to the Land Use Control Board a site plan for review and approval. The site plan shall include the following information:
 1. The location and dimensions of all buildings or buildings, and the location and dimensions of all parking areas. Building heights shall be included for all buildings higher than 15 feet.
 2. The layout of all public streets, private streets and the dimensions and area of any lots.
 3. Details plans for all public streets, private streets, and parking areas, including all street lighting with identification of the street lighting.
 4. Illustrations of the design and materials of proposed buildings and signs.
 5. The location of building footprints and building setbacks.
 6. The nature, location and dimensions of parking spaces.
 7. A survey of the lots to be preserved and the lines to be removed, including groups of trees and individual trees of least 10 inches in diameter at breast height (DBH).
 - B. The site plan shall be reviewed according to the following criteria:
 1. Adequacy of proposed public facilities and infrastructure and standards.
 2. Internal compatibility between uses and design features.
 3. Conformance with the outline plan conditions.
 4. Compatibility with adjacent properties as judged from the street view, including building setbacks, building landscaping, screening and architectural design.
- VIII. Parking - Off-street parking facilities and existing spaces shall be provided in accordance with Chapter 26 of the Zoning Ordinance.
 - A. Prior to the approval of any final plat for Parcel II, Parcel I, or Area B of Parcel I, the applicant shall submit to the Land Use Control Board a parking plan for review and approval. The parking plan shall include the following information:
 1. The location and dimensions of all buildings or buildings, and the location and dimensions of all parking areas. Building heights shall be included for all buildings higher than 15 feet.
 2. The layout of all public streets, private streets and the dimensions and area of any lots.
 3. Details plans for all public streets, private streets, and parking areas, including all street lighting with identification of the street lighting.
 4. Illustrations of the design and materials of proposed buildings and signs.
 5. The location of building footprints and building setbacks.
 6. The nature, location and dimensions of parking spaces.
 7. A survey of the lots to be preserved and the lines to be removed, including groups of trees and individual trees of least 10 inches in diameter at breast height (DBH).
 - B. The parking plan shall be reviewed according to the following criteria:
 1. Adequacy of proposed public facilities and infrastructure and standards.
 2. Internal compatibility between uses and design features.
 3. Conformance with the outline plan conditions.
 4. Compatibility with adjacent properties as judged from the street view, including building setbacks, building landscaping, screening and architectural design.
- VIII. Other
 - A. All signs shall be set back a minimum of 10 feet from the right-of-way.
 - B. The design and materials of signs shall be consistent with the proposed signage subject to the plan review and approval.
 - C. Portable and temporary signs shall be prohibited.
 - D. All signs shall be set back a minimum of 10 feet from the right-of-way.
 - E. The design and materials of signs shall be consistent with the proposed signage subject to the plan review and approval.

K. All public streets shall be designed to meet the minimum requirements of the Subdivision Regulations for commercial design and 1/4" sidewalks.

L. The city shall be provided for a minimum width of 15 feet. The city shall be provided for a minimum width of 15 feet. The city shall be provided for a minimum width of 15 feet.

M. A public street shall be provided from Parcel I Area A to the north property line.

N. The City Engineer shall approve the design, nature and location of Curb cut.

O. Parcel II, Area A shall incorporate a system of pedestrian walkways to facilitate pedestrian access to Planned Park, Landscaping and Design.

P. The Center line shall identify of trees to be planted in the public right-of-way. The proposed tree list shall be subject to the review and approval of the Office of Planning and Development. In that event, the applicant shall file a tree list with the Office of Planning and Development. The tree list shall include a drawing of trees to be planted and those to be removed. If the applicant cannot meet the requirements of the tree list, the Office of Planning and Development shall be notified.

Q. Along the east side of Apping Road, the applicant shall provide a minimum of 10 feet of tree canopy on the east side of Apping Road. Alternatives that include a minimum of 10 feet of tree canopy on the east side of Apping Road shall be considered by the Office of Planning and Development.

R. Landscaping shall be installed along street frontages for all parcels designated for residential or commercial or office use.

S. In addition to required landscape screening and setbacks, a minimum 10 percent landscaped area shall be provided within any and all parking lots.

T. All single-family residences shall be composed of a minimum of 80 percent lawn.

U. Apartment buildings and commercial and office buildings shall provide a minimum of 25 percent landscaped area within each building pad.

V. All apartment buildings and commercial and office buildings located on the roof shall be landscaped and shielded from view by architectural elements that are integral to and consistent with the overall exterior design.

W. All dumpsters and other outdoor solid waste containers shall be completely screened from view from all adjacent properties and all public roads.

X. In areas designated for commercial or multi-family residential use, a detailed site plan including lighting and landscaping shall be approved by the Office of Planning and Development prior to the issuance of any building permit. The site plan shall include a lighting plan and a landscaping plan. The applicant shall provide a site plan and a landscaping plan in accordance with the approved landscaping and lighting plan.

Y. Attached signs - One per business establishment, not to exceed 85 square feet in area.

Z. Detached signs - A maximum of four (4) detached signs, each limited to a maximum of 25 square feet in area and a maximum of 18 feet in height.

AA. In Parcel II, Area A signs shall be permitted in accordance with the provisions of Section 24 of the Zoning Ordinance as they apply in the R-1H District.

AB. Portable and temporary signs shall be prohibited.

AC. All signs shall be set back a minimum of 10 feet from the right-of-way.

AD. The design and materials of signs shall be consistent with the proposed signage subject to the plan review and approval.

FINAL PLAT O.P.D. FILE NO. P.D. 03-36160
SHELBY PARK P.D. - PHASE I
PARCEL 1 - AREA A

OWNER: DIGGS FAMILY PARTNERSHIP
DEVELOPER: TERANSKY, LLC
DISTRICT 2, BLOCK 13, PARCELS 90 & 91
114 LOTS
15.060 ACRES

ENGINEERING: 3401 Trevely Oaks Drive, Suite 300, Memphis, TN 38119-3600 (Real) 901-737-0600
CONSULTING, LLC

SHELBY COUNTY, TN
JUNE 2004
SHEET 2 of 3

ALL GAS PRIVATE DRAINAGE, DRAINAGE AND SEWER FACILITIES, ETC., ASSOCIATION MUST BE MAINTAINED BY THE PROPERTY OWNERS.

THE REQUIRED SIGNALLING SHALL BE INSTALLED ACROSS THE FRONTAGES OF BUILDINGS EXISTING SIGNALLING SHALL BE REBUILT AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

THE CITY OF MEMPHIS SHALL HAVE INCORPORATED RIGHTS TO USE PRIVATE DRAINAGE AND TRENCHES FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRAINAGE AND TRENCHES.

NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES EXCEPT FOR CROSSING WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENTS.

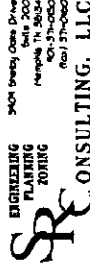


EXHIBIT "A"

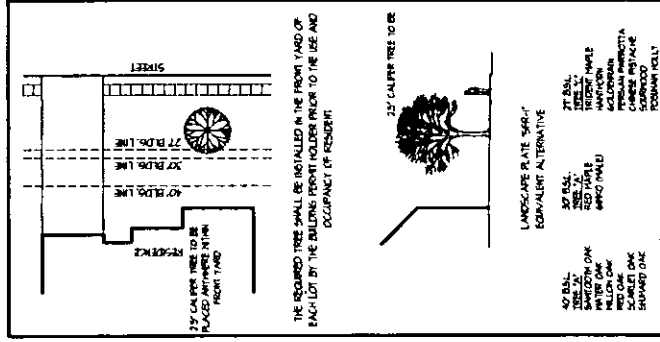
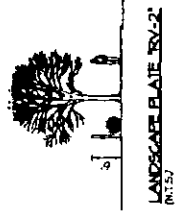
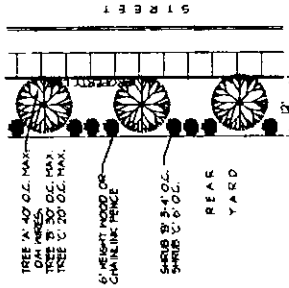


Table with columns: No, BLD, ARC, TAR, CORR, DELTA. Contains numerical data for various lots.

General Certificate
I, the undersigned, certify that the above described property is the property of the undersigned, and that the undersigned is the owner of the property...

Notary Public
I am personally acquainted and who upon my oath acknowledged the within named borrower, and that he duly executed the foregoing instrument...

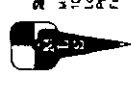
Engineer's Certificate
It is hereby certified that the plan is true and correct, in accordance with the design requirements of the zoning ordinance, the subdivision regulations and all other applicable laws and regulations...



By _____ (Name) (Date)
Tennessee Certificate No. _____

Surveyor's Certificate
I hereby certify that this is a plat of a subdivision survey, and that the same is in accordance with the laws of this State...

By _____ (Name) (Date)
Tennessee Certificate No. _____



FINAL PLAT O.P.D. File No. P.D. 03-361cc
SHELBY PARK P.D.-PHASE 1
PARCEL 1 - AREA A
OWNER: DIGGS FAMILY PARTNERSHIP
DEVELOPER: TERANSKY, LLC
DISTRICT 2, BLOCK 13, PARCELS 90 & 91
15.660 ACRES
114 LOTS
SHELBY COUNTY, TN
MAY 2004
SHEET 3 of 3



ENGINEERING
PLANNING
ZONING
3900 Shelby Oaks Drive
Suite 200
Memphis, TN 38188
(901) 373-0000
(901) 373-0000

City _____ County _____
By _____ Director, Office of Planning & Development
Date _____
Plan of development adopted on _____ by the Memphis and Shelby County Land Use Control Board on _____ Approved by the Memphis City Council on _____ and by the Shelby County Commissioners on _____

Form SS-4 (Rev. December 2001) Department of the Treasury Internal Revenue Service	Application for Employer Identification Number (For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.) ▶ See separate instructions for each line. ▶ Keep a copy for your records.	EIN 20-2640501 OMB No. 1545-0003																					
1* Legal name of entity (or individual) for whom the EIN is being requested Shelby Park PD Homeowners Associations Inc																							
2 Trade name of business (if different from name on line 1)		3* Executor, trustee, "care of" name Terry Dan																					
4a* Mailing address (room, apt., suite no. and street, or P.O. box) 8620 Trinity Road Suite 101		5a Street address (if different) (Do not enter a P.O. box)																					
4b* City, state, and ZIP code Cordova TN 38018 -		5b City, state, and ZIP code																					
6* County and state where principal business is located County Shelby State TN																							
7a Name of principal officer, general partner, grantor, owner, or trustor		7b SSN, ITIN, EIN																					
8a* Type of entity (check only one) <table style="width:100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> Sole Proprietor (SSN)</td> <td style="border: none;"><input type="checkbox"/> Estate (SSN of decedent)</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Partnership</td> <td style="border: none;"><input type="checkbox"/> Plan administrator (SSN)</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Corporation (enter form number to be filed) ▶</td> <td style="border: none;"><input type="checkbox"/> Trust (SSN of grantor)</td> <td style="border: none;"><input type="checkbox"/> State/local government</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Personal Service</td> <td style="border: none;"><input type="checkbox"/> National Guard</td> <td style="border: none;"><input type="checkbox"/> Federal government/military</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Church or church-controlled organization</td> <td style="border: none;"><input type="checkbox"/> Farmers' cooperative</td> <td style="border: none;"><input type="checkbox"/> Indian tribal government/enterprises</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Other nonprofit organization (specify) ▶ homeowners assoc</td> <td style="border: none;"><input type="checkbox"/> REMIC</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Other (specify) ▶</td> <td style="border: none;">Group Exemption NO. (GEN) ▶</td> <td style="border: none;"></td> </tr> </table>			<input type="checkbox"/> Sole Proprietor (SSN)	<input type="checkbox"/> Estate (SSN of decedent)		<input type="checkbox"/> Partnership	<input type="checkbox"/> Plan administrator (SSN)		<input type="checkbox"/> Corporation (enter form number to be filed) ▶	<input type="checkbox"/> Trust (SSN of grantor)	<input type="checkbox"/> State/local government	<input type="checkbox"/> Personal Service	<input type="checkbox"/> National Guard	<input type="checkbox"/> Federal government/military	<input type="checkbox"/> Church or church-controlled organization	<input type="checkbox"/> Farmers' cooperative	<input type="checkbox"/> Indian tribal government/enterprises	<input checked="" type="checkbox"/> Other nonprofit organization (specify) ▶ homeowners assoc	<input type="checkbox"/> REMIC		<input type="checkbox"/> Other (specify) ▶	Group Exemption NO. (GEN) ▶	
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8b If a corporation, name the state or foreign country (if applicable) where incorporated		State Foreign country																					
9* Reason for applying (check only one) <table style="width:100%; border: none;"> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Started new business (specify type) ▶ homeowners assoc</td> <td style="border: none;"><input type="checkbox"/> Banking purpose (specify purpose) ▶</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Hired employees (Check the box and see line 12)</td> <td style="border: none;"><input type="checkbox"/> Changed type of organization (specify new type) ▶</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Compliance with IRS withholding regulations</td> <td style="border: none;"><input type="checkbox"/> Purchased going business</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Other (specify) ▶</td> <td style="border: none;"><input type="checkbox"/> Created a trust (specify type) ▶</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> Created a pension plan (specify type) ▶</td> </tr> </table>			<input checked="" type="checkbox"/> Started new business (specify type) ▶ homeowners assoc	<input type="checkbox"/> Banking purpose (specify purpose) ▶	<input type="checkbox"/> Hired employees (Check the box and see line 12)	<input type="checkbox"/> Changed type of organization (specify new type) ▶	<input type="checkbox"/> Compliance with IRS withholding regulations	<input type="checkbox"/> Purchased going business	<input type="checkbox"/> Other (specify) ▶	<input type="checkbox"/> Created a trust (specify type) ▶		<input type="checkbox"/> Created a pension plan (specify type) ▶											
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10* Date business started or acquired (month, day, year) MAR 29 2005		11 Closing month of accounting year																					
12 First date wages or annuities were paid or will be paid (month, day, year) <i>Note: If applicant is a withholding agent, enter date income will first be paid to nonresident alien. (month, day, year)</i> ▶																							
13 Highest number of employees expected in the next twelve months <i>Note: If the applicant does not expect to have any employees during the period, enter "-0-"</i> ▶		<table style="width:100%; border: none;"> <tr> <td style="border: none; text-align: center;">Agriculture</td> <td style="border: none; text-align: center;">Household</td> <td style="border: none; text-align: center;">Other</td> </tr> <tr> <td style="border: none; text-align: center;">0</td> <td style="border: none; text-align: center;">0</td> <td style="border: none; text-align: center;">0</td> </tr> </table>	Agriculture	Household	Other	0	0	0															
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14* Check box that best describes the principal activity of your business <table style="width:100%; border: none;"> <tr> <td style="border: none;"><input type="checkbox"/> Construction</td> <td style="border: none;"><input type="checkbox"/> Rental & leasing</td> <td style="border: none;"><input type="checkbox"/> Transportation & warehousing</td> <td style="border: none;"><input type="checkbox"/> Health care & social assistance</td> <td style="border: none;"><input type="checkbox"/> Wholesale-agent/broker</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Real estate</td> <td style="border: none;"><input type="checkbox"/> Manufacturing</td> <td style="border: none;"><input type="checkbox"/> Finance & insurance</td> <td style="border: none;"><input type="checkbox"/> Accommodation & food service</td> <td style="border: none;"><input type="checkbox"/> Wholesale-other</td> </tr> <tr> <td colspan="3" style="border: none;"><input checked="" type="checkbox"/> Other (specify) homeowners association</td> <td style="border: none;"><input type="checkbox"/> Retail</td> <td style="border: none;"></td> </tr> </table>			<input type="checkbox"/> Construction	<input type="checkbox"/> Rental & leasing	<input type="checkbox"/> Transportation & warehousing	<input type="checkbox"/> Health care & social assistance	<input type="checkbox"/> Wholesale-agent/broker	<input type="checkbox"/> Real estate	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Finance & insurance	<input type="checkbox"/> Accommodation & food service	<input type="checkbox"/> Wholesale-other	<input checked="" type="checkbox"/> Other (specify) homeowners association			<input type="checkbox"/> Retail							
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15* Indicate principal line of merchandise sold; specific construction work done; products produced; or services provided. non profit homeowners association																							
16a* Has the applicant ever applied for an employer identification number for this or any other business? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Note If "Yes" please complete lines 16b and 16c</i>																							
16b If you checked "Yes" on line 16a, give applicant's legal name and trade name shown on prior application if different from line 1 or 2 above. Legal name ▶ Greystone Homeowners Association Inc Trade name ▶																							
16c* Approximate date when, and city and state where, the application was filed. Enter previous employer identification number if known. <table style="width:100%; border: none;"> <tr> <td style="border: none;">Approximate date when filed (month, day, year)</td> <td style="border: none;">City and state where filed</td> <td style="border: none;">Previous EIN</td> </tr> <tr> <td style="border: none;">FEB 14 2005</td> <td style="border: none;">Cordova TN</td> <td style="border: none;">20 - 2327479</td> </tr> </table>			Approximate date when filed (month, day, year)	City and state where filed	Previous EIN	FEB 14 2005	Cordova TN	20 - 2327479															
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Complete section only if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form																							
Third Party Designee	Designee's name Address and ZIP code	Designee's telephone number (include area code) () - Designee's fax number (include area code) () -																					
Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. Name and title (type or print clearly)		Applicant's telephone number (include area code) () - Applicant's fax number (include area code) () -																					
Signature ▶ Not Required Date ▶ April 08, 2005 GMT																							