



Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

Bill Garrett Davidson County
Batch# 66460 CHARTER
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Riverwalk at Mill Creek Homes Association, Inc.
1900 WEDGEWOOD AVE
NASHVILLE, TN 37212-3733

March 7, 2018

Filing Acknowledgment

Please review the filing information below and notify our office immediately of any discrepancies.

SOS Control # :	000951267	Formation Locale:	TENNESSEE
Filing Type:	Nonprofit Corporation - Domestic	Date Formed:	03/07/2018
Filing Date:	03/07/2018 3:52 PM	Fiscal Year Close:	12
Status:	Active	Annual Report Due:	04/01/2019
Duration Term:	Perpetual	Image # :	B0483-5584
Public/Mutual Benefit:	Mutual		
Business County:	DAVIDSON COUNTY		

Document Receipt

Receipt # : 003881091	Filing Fee:	\$100.00
Payment-Check/MO - SHERRARD ROE VOIGT & HARBISON, PLC, NASHVILLE, TN		\$200.00
Deposit-Account - SHERRARD ROE VOIGT & HARBISON, PLC, NASHVILLE, TN		\$100.00

Registered Agent Address:
METROPOLITAN PROPERTY MANAGEMENT, LLC
1900 WEDGEWOOD AVE
NASHVILLE, TN 37212-3733

Principal Address:
1900 WEDGEWOOD AVE
NASHVILLE, TN 37212-3733

Congratulations on the successful filing of your **Charter for Riverwalk at Mill Creek Homes Association, Inc.** in the State of Tennessee which is effective on the date shown above. You must also file this document in the office of the Register of Deeds in the county where the entity has its principal office if such principal office is in Tennessee. Please visit the Tennessee Department of Revenue website (apps.tn.gov/bizreg) to determine your online tax registration requirements. If you need to obtain a Certificate of Existence for this entity, you can request, pay for, and receive it from our website.

You must file an Annual Report with this office on or before the Annual Report Due Date noted above and maintain a Registered Office and Registered Agent. Failure to do so will subject the business to Administrative Dissolution/Revocation.



Tre Hargett
Secretary of State

Processed By: Alex Maxfield

FILED

CHARTER

OF

RIVERWALK AT MILL CREEK HOMES ASSOCIATION, INC.

Pursuant to the provisions of Section 48-52-101 of the Tennessee Non-Profit Corporation Act, as amended, the undersigned Incorporator delivers the following Charter for filing with the Secretary of State:

ARTICLE I.

The name of the corporation is Riverwalk at Mill Creek Homes Association, Inc.

ARTICLE II.

The corporation is a mutual benefit corporation and is not organized for profit.

ARTICLE III.

The address of the principal office of the corporation in the State of Tennessee is 1900 Wedgewood Ave., Nashville, TN 37212.

ARTICLE IV.

The address of the registered office of the corporation shall be 1900 Wedgewood Ave., Nashville, TN 37212. The registered agent at that office shall be Metropolitan Property Management.

ARTICLE V.

The purposes for which the corporation is organized are:

(a) To operate, manage, maintain and administer the affairs of Riverwalk at Mill Creek Homes (the "Development"), to be established pursuant to a Declaration to be filed for record in the Register's Office for Davidson County, Tennessee (the "Declaration").

(b) To enter into and perform any contract and to exercise all powers which may be necessary or convenient to the operation, management, maintenance and administration of the affairs of the Development in accordance with the Declaration.

ARTICLE VI.

The corporation is to have members, and each Unit Owner in the Development, as that term is defined in the Declaration, shall be a member of the corporation and no other person or entity shall be entitled to membership. No Unit Owner shall be required to pay any consideration whatsoever solely for his membership in the corporation.

ARTICLE VII.

(a) The share of a Unit Owner in the funds and assets of the corporation cannot be assigned, pledged or transferred in any manner except as an appurtenance to his Unit.

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(b) Each Unit Owner shall be entitled to a vote as set forth in the Declaration.

(c) No Unit Owner shall be entitled to vote at any meeting of the corporation until he has presented evidence of ownership of a Unit in the Development to the corporation. The vote of each Unit Owner may only be cast by such Unit Owner or by a proxy given by such Unit Owner to his duly authorized representative. If title to a Unit shall be in the name of two or more persons as Unit Owners, any one of such Unit Owners may vote as the Unit Owner of the Unit at any meeting of the corporation and such vote shall be binding on such other Unit Owners who are not present at such meeting until written notice to the contrary has been received by the corporation, in which case the unanimous action of all such Unit Owners (in person or by proxy) shall be required to cast their vote as Unit Owners. If two or more of such Unit Owners are present at any meeting of the corporation, then unanimous action shall also be required to cast their vote as Unit Owners.

(d) A Unit Owner in default with respect to any provision of the Declaration shall not be entitled to vote at any meeting of the corporation so long as such default is in existence.

(e) Defined terms used in the Declaration shall have the same meanings ascribed to them herein.

ARTICLE VIII.

(a) The number of Directors of the corporation shall be fixed by the Bylaws of the corporation but shall not be less than three (3). The Directors of the Corporation shall be appointed by the Declarant during the period of Declarant Control as described in the Declaration, but not later than one hundred twenty (120) days after the conveyance of twenty-five percent (25%) of the Units in the Development to Unit Owners other than the Declarant, at least one (1) director must be elected by Unit Owners other than the Declarant. After the termination of the period of Declarant Control, the Directors shall be elected by the members at the annual meeting of members as provided in the Bylaws of the corporation to serve in accordance with the term of office established in such Bylaws.

(b) Directors may take any action which they are required or permitted to take without a meeting on written consent, setting forth the action so taken, signed by all of the Directors entitled to vote thereon.

(c) The initial Board of Directors shall be composed of the following individuals:

Aaron White
Cory Short
Jeremy Batson

ARTICLE IX.

Upon the dissolution of the corporation, all assets of the corporation shall be distributed equally to the members to the extent that such dissolution is not inconsistent with the provisions of the Tennessee Non-profit Corporation Act.

ARTICLE X.

No provision of this Charter shall be amended or modified unless sixty-seven percent (67%) of the Unit Owners consent to such change.

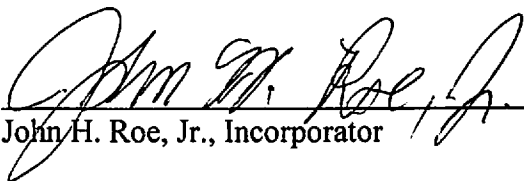
ARTICLE XI.

The complete name and address of the Incorporator is as follows:

John H. Roe, Jr.
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

IN WITNESS WHEREOF, the undersigned, having capacity to contract and acting as the Incorporator under the Tennessee Non-Profit Corporation Act, submits the foregoing Charter for Riverwalk at Mill Creek Homes Association, Inc.

Dated this 7th day of March, 2018.



John H. Roe, Jr., Incorporator

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CERTIFICATE OF AUTHENTICITY

I, Anna Edge, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Anna Edge
Anna Edge

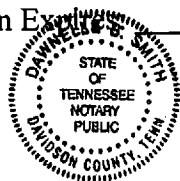
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Anna Edge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of March, 2018.

Dawnelle B. Smith
Notary Public

My Commission Expires



NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE