

DISTRICT 4- WALL MATRIX

This matrix is intended to assist District staff in determining the District's responsibilities and should not be relied upon by home owners. Home owners should rely upon their applicable deed restrictions for determining their responsibilities.

NOTE: This Wall Matrix addresses Security Walls located around the villas' perimeter and, where indicated, the walls situated on District owned tracts. The matrix includes Security Walls addressed by the applicable villa covenants and restrictions ("D.R.") and existing Security Walls not addressed by the covenants. "Security Wall" and "Security Wall Fence" for purposes of this matrix are defined as those solid wall structures 6 ft. in height or taller situated around the perimeter of the villa. The District will only maintain those walls indicated on this Wall Matrix that it has legal access to maintain. An '*' or double '**' next to a section of Security Wall, see below, indicates that even though the deed restrictions provide that the District will maintain that section of wall, the District currently does not have legal access to maintain said wall. Hence, those sections of Security Walls will not be maintained by the District unless and until legal access is granted to the District.

KEY: S.W., SWF, W.F & F.W. = Security Wall G.F. = Gate Fence ROW = Road Right of Way O = Owner
 D.R. = deed restriction E= easement b/w = between

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
214/Fairlawn	District	Art.II(1)(e)	top & exterior: Lots 18-24 abut along Buena Vista Lots 1,2, 54-62 abut Belle Meade Lots 24-54 wall runs b/w villas and homes in Unit 47*	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O’s share costs
	Owners of 1-6,18,19,24, 25, 53,54,62, 63,69,70,91,92&108		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint

*Lots 24-54 abut Unit 47 homes. Developer has a wall maintenance easement per Unit 47’s D.R. & has granted the District the right to utilize the easement

UNIT/VILLA PARTY D.R. SECTION OF SECURITY WALL RESPONSIBILITY

216/Chadwick	District	Art.III(1)(e)	top & exterior: Lots 1-16 abut Unit 44 homes * Lots 22-37 abut Unit 58 homes** Lots 37-49 abut along Belle Meade	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O's share costs
	Owners of 15, 21,22,36,37, 49,50,59,60,68-70, 74,75,79,80&83		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	O's of 16-22		decorative fencing on their lots	maintain

*Lots 1-16 abut Unit 44 homes. Developer has a wall maintenance easement per Unit 44's D.R. & has granted the District the right to utilize the easement

**Lots 22-37 abut Unit 58 homes. Developer has a wall maintenance easement per Unit 58's D.R. & has granted the District the right to utilize the easement

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
218/Greenbriar	District	Art.III(1)(e)	top & exterior: Lots 1 & 31-58 (abuts or situated on Dist. tracts)	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot -- O's share costs
	Owners of		exterior of wall	clean & paint
	32,54,55,58,59,64,		(upon their lot facing the	
	65,71,72,79,80,87,88,		adjoining road ROW or parking areas)	
	94,95,102,103,112&122			
	O's of 1 & 31		interior wall/fence	clean & paint

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
219/Quail Ridge	District	Art.II(1)(e)	top & exterior: Lots_1, & 30-52 (abut Belle Meade Circle)	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O's share costs
	Owners of 24,31,52,53,70,71&87		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	O's of 1,23&30		interior wall/fence adjacent to homesite	clean & paint

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
223/Cameron	District	Art.II(1)(e)	top & exterior: Lots 1, & 36-47 (abut Calumet Ave.)	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O’s share costs
	Owners of	12,25,37,47,48,52, 56,58,62,68,69,75, 76,82,83&89	exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	O’s of 1&36		interior wall/fence adjacent to homesite	clean & paint

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
224/Morningview	District	Art.II(1)	top & exterior : Lots 1-33 & 46 (abut either Bella Vista, Calumet or Dist. Tract A)	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O’s share costs
	Owners of	1,13,19,20,32,47, 58,59,69,70,79,80&88	exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
			interior wall/fence adjacent to homesite	clean & paint

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
225/Greenwood	District	Art.II(1)	top & exterior: Lots 28-37,* Lots 37&54,** Lots 1&70 (abuts Field Crest St.)	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O’s share costs
	Owners of		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	O’s of 27,28,37,38,53&54		interior wall/fence adjacent& upon/ homesite	clean & paint
	*Lots 28-27 abut Unit 64 homes. Developer has a wall maintenance easement per Unit 64’s D.R. & has granted the District the right to utilize the easement			
	** Lots 37 & 54 The District does not have legal access to this section of wall. Thus, the District will not maintain said wall unless and until legal access is granted to the District. Lots 37 & 54 abut unplatted land (not developer or Dist. property). There is no access to exterior wall.			

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
227/Ashleigh	District	Art.II(1)	top & exterior: Lots 1-12 (abuts Fieldcrest St.) Lots 13-17 *	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O's share costs
	Owners of 1,12,13,17,18,31,32,40, 41, 45-49 & 56		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
			interior wall/fence adjacent& upon/ homesite	clean & paint

*Lots 13-17 abut Unit 64 homes. Developer has a wall maintenance easement per Unit 64's D.R. & has granted the District the right to utilize the easement

<i>UNIT/VILLA</i>	<i>PARTY</i>	<i>D.R.</i>	<i>SECTION OF SECURITY WALL</i>	<i>RESPONSIBILITY</i>
228/Forsyth	District	Art.II(1)	top & exterior: Lots 1-3* Lots 33-46 & 49-56 (abut Dist. Tracts A or B)	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot -- O's share costs
	Owners of 1,10,33,34,47 & 56		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	O's of 10 & 11		interior wall/fence adjacent& upon/ homesite	clean & paint

*Lots 1-3 abut Mulberry Grove West plat (Citi First bank). The District has legal access to this section of wall via a grant of easement from Citizen First Bank.

UNIT/VILLA PARTY D.R. SECTION OF SECURITY WALL RESPONSIBILITY

229/Birchbrook	District	Art.II(1)	top & exterior: Lot 1-3 (abut Dist. Tract A) Lot 24 (abuts Dist. Tract B) Lots 25-30 (abut Dist. Tract D Bell Meade)	repair & maintain
Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC	
Owners of 1 & 4		Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard	
		Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O's share costs clean & paint	
Owners of 1 & 4		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)		
		interior wall/fence adjacent& upon/ homesite	clean & paint	

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILITY
230/Legacy	District	Art.II(1)	top & exterior: Lots 1-11 & 26-32 (abut Legacy Lane) Lots 12-25 & Southerly Lot 26*	repair & maintain
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O’s share costs
	Owners of 1,22,23 & 32		exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	O’s of 11 & 12		interior wall/fence adjacent& upon/ homesite	clean & paint

* Lots 12-25 & 26 abut Nancy Lopez Country Club, Developer property. The District has legal access via grant of easement from Developer. ORB 5658, P1553

All Villa D.R.s have the provision: If all or portion of residence is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner thereof to rebuild, repair, or reconstruct such residence and walls in a manner with will substantially restore it to its appearance and condition immediately prior to the casualty.