

NOTICE OF SPECIAL MEETING
OF THE MEMBERS OF
THE GARDENS AT HERITAGE GREEN CONDOMINIUM ASSOCIATION, INC.

Pursuant to the Master Deed for The Gardens at Heritage Green Condominiums (the "Master Deed") and the Charter and the Bylaws ("Bylaws") of The Gardens at Heritage Green Condominium Association, Inc. (the "Association"), A. L. James Construction and Development, LLC ("Developer") hereby gives notice that Developer is calling a special meeting of the Members of the Association to elect a Board of Directors to succeed the Developer and to act for and on behalf of the Association.

The special meeting of the Members of the Association will be held on March 2, 2009 at 2:00 p.m. at Brainerd Crossroads, Austin Street, Chattanooga, Tennessee (corner of Belvoir Avenue and North Terrace Drive) (phone number 643-4978).

At the special meeting the Members will elect a President, Vice President, Secretary and Treasurer who will serve as four (4) of the directors of the Association pursuant to the Bylaws of the Association.

Pursuant to the Bylaws of the Association, the remaining four (4) members of the Board of Directors are to consist of the Chairpersons of the four standing committees of the Association. The four standing committees of the Association are: Finance and Accounting Committee, Architectural Standards Committee, Insurance and Asset Management Committee, and Landscaping and Common Areas Committee. The Chairpersons of these standing committees are elected by the respective members of those committees.

Pursuant to the Master Deed and the Bylaws of the Association, the Developer and every person or entity who holds title to a Unit which is subject to the Master Deed is a Member of the Association.

Pursuant to the Bylaws as a requirement for service as a Director, each Director must be a Member of the Association except as otherwise provided in Section 6.1 of the Bylaws relating to Members who are not natural persons.

Pursuant to the Master Deed and the Bylaws of the Association, each Member of the Association, who is not the Developer, shall be entitled to one vote for each Unit owned by the Member and the Developer shall be entitled to the votes provided in Article IV Section 2(b) of the Master Deed.


Capitalized terms in this Notice of Special Meeting have the meanings ascribed to them in the Master Deed, Charter, and Bylaws.

At the meeting the Members will be asked to complete a "sign in" sheet by providing their names, addresses, and Unit numbers.

A. L. JAMES CONSTRUCTION AND
DEVELOPMENT, LLC

Date: 1-28, 2009

By:


A. L. James

**The Gardens at Heritage Green
Income and Expense
For the period 01/01/08 through 12/31/08**

Income:

Association Dues	\$144,480
Interest	<u>277</u>
Total Income	<u>\$144,757</u>

Expenses:

Landscaping	\$57,601 ✓
Insurance	19,595
Water	15,468
Garbage	15,036
Legal/Acctg	2,871
Fire Service	2,408
Electric	3,427
Miscellaneous	3,118
Pest Control	4,870
Postage	250
Office Supplies	<u>182</u>

Total Expense **\$124,827**

Net **\$19,930**

Bank balance as of
12/31/08 **\$98,670**

$$\$390 \times 4 = 1,560^{01}$$

$$1,560 \times 120 \text{ units} = 187,200^{01}$$

$$- 144,480$$

$$42,720$$

120
92
28 - units are not paying