

Prepared By:  
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**WYNDCHASE SUBDIVISION  
 RESTRICTIVE COVENANTS  
 SECTION VII-A**

KNOW ALL MEN BY THESE PRESENTS: That S & J PARTNERS II, (hereinafter referred to as "Developer"), being on the day hereof, the owner of all property contained in WYNDCHASE SUBDIVISION, a plat of which appears in the Register's Office of Madison County, Tennessee, in Plat Book 9, Page 249, reference to which plat which is hereby made, and the owner of all of the lots onto which such property is subdivided as shown by such Plat, and desiring to create and establish certain restrictions with respect to all of the lots in WYNDCHASE (hereinafter called "Subdivision"), and the use thereof, for the benefit and protection of the undersigned and of all persons subsequently being purchasers or owners of any such lots, and as an inducement to encourage the purchase by others of such lots, and as residential purposes, does hereby impress upon such property and upon each and all of the lots into which the same has been subdivided as provided by the plat of the following covenants and restrictions:

1. All lots in the Subdivision shall be used for private, residential purposes only; provided, however, the Developer shall have the right to continue to use all unsold lots in the Subdivision for agricultural purposes.

2. "Owner" herein shall refer to the record owner, whether one or more persons or entities, of any affected lot, but excluded those having an interest in the affected lot merely as security for the performance of an obligation.

3. Any variance from these restrictive covenants permitted herein by approval of the Developer whether specified or not *is to be in writing*.

4. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling unit and other buildings or structures customarily used as "outbuildings" for a single family dwelling unit, and which are, additionally, of a permanent nature, of similar design and construction to the single-family dwelling unit and are *specifically APPROVED IN WRITING BY DEVELOPER*.

5. No single-family dwelling unit erected on any lot in the Subdivision shall exceed two and one-half stories in height (exclusive of basement).

6. Every single-family dwelling erected on any lot in the Subdivision shall be constructed of brick, masonry, dry-vit or other permanent type construction. EACH DWELLING SHALL HAVE AN EXTERIOR OF A MINIMUM OF 80% BRICK, STONE, OR DRYVIT. ANY OTHER EXTERIOR MATERIAL SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DEVELOPER. NO EXTERIOR OF ANY DWELLING SHALL BE CONSTRUCTED OF VINYL OR ALUMINUM SIDING, EXCEPT THAT VINYL OR ALUMINUM MAY BE USED TO COVER SOFFIT, FASCIA, OR REAR GABLES (*Except on corner lots*). No outside walls may be constructed of imitation brick. All outside materials must be new except that used brick, stone or ornamental objects may be used. No temporary residence or other temporary structure shall be placed on any lot. No mobile or modular homes or previously used dwelling or accessory building shall be placed in the Subdivision. No open foundations or unsightly methods of construction shall be permitted on any lot in the Subdivision. All concrete block foundations shall be covered with new or used brick, or plaster of other material as approved by the developer.

7. Any dwelling erected on any residential lot shall have an **INTERIOR HEATED FLOOR AREA (WHETHER SINGLE-LEVEL OR SPLIT) OF AT LEAST 3,000 SQUARE FEET**, said minimum interior floor area to be exclusive of all areas within open porches, breezeways, garages, and accessory buildings; provided however, that a **ONE-HALF (1-1/2) OR TWO (2) STORY DWELLING MAY HAVE A MINIMUM INTERIOR GROUND FLOOR AREA OF 1,600 SQUARE FEET IF SUCH ONE AND ONE-HALF (1-1/2) OR TWO (2) STORY DWELLING HAS A TOTAL INTERIOR HEATED FLOOR AREA (EXCLUSIVE OF OPEN PORCHES, BREEZEWAYS, GARAGES AND ACCESSORY BUILDINGS) OF AT LEAST 3,000 SQUARE FEET**. ROOF PITCH OF THE FRONT OF ANY DWELLING ERRECTED IN THE SUBDIVISION SHALL BE AT LEAST 9/12 UNLESS APPROVED IN WRITING BY DEVELOPER. **ARCHITECTURAL SHINGLES** SHALL BE USED ON ANY DWELLING IN THE SUBDIVISION. ALL EXTERIOR WINDOWS OF ANY DWELLING ERRECTED IN THE SUBDIVISION SHALL BE OF WOOD OR VINYL CONSTRUCTION, OR A MATERIAL APPROVED IN WRITING BY THE DEVELOPER.

8. Every single family dwelling erected in the Subdivision shall have a **GARAGE WHICH IS FULLY ENCLOSED AND OF SUFFICIENT SIZE FOR AT LEAST TWO (2) CARS**. No garage may open to the front of the house facing the street. On corner lots the garage may not open facing **EITHER** street UNLESS APPROVED IN WRITING BY DEVELOPER.

9. **ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE**. The use of gravel or asphalt is specifically prohibited, except as a base to the concrete drive.

10. **NO CHAIN LINK FENCES WILL BE PERMITTED**. All fencing will be of the wooden or vinyl stockade type, unless specifically approved in writing by the Developer. No fence will be allowed beyond the front setback line of any lot. No fence on any corner lot shall extend past the minimum setback requirement of either street.

11. No lot in the Subdivision shall be subdivided, final plat corrections withstanding. However, a vacant lot may be used to access adjacent land for future development **IF APPROVED IN WRITING BY DEVELOPER**.

12. No part of any dwelling or accessory building on any lot within the Subdivision shall be located within **40 feet of the front line of the lot** except in cul-de-sacs where a 30 foot setback is allowed. Provided however, that if there is any conflict between such 40 feet minimum front setback line and any front setback line shown on the recorded plat of the lot, then such plat setback line shall control **UNLESS APPROVED IN WRITING BY DEVELOPER**. No part of any dwelling or accessory building shall be located within 12 feet of the side or within 20 feet of the back line of any lot.

13. The total ground area occupied by a dwelling and accessory building(s) on any lot shall not exceed **30%** of the total area of the lot.

14. All electrical service lines, telephone lines and cable TV lines shall be located underground. The owners of the lot over which a telephone, etc., are to be placed shall be responsible for the cost of labor and materials in placing such lines underground from the street to the dwelling located on the lot. To the extent that the Developer shall furnish or otherwise construct utilities, or future utility services, easements for same shall not be unreasonably withheld by any lot owner.

15. **ANY TELEVISION SATELLITE RECEIVER** above 18 inches in diameter, shall be located in the rear yard of the lot within a stockade fence. Direct TV type dishes (18" diameter) may not be mounted on the **FRONT** or **SIDES** of the house where they are visible from the street, unless otherwise approved by the developer in writing prior to installation.

16. NO TRAILERS, BOATS, MOTORCYCLES, CAMPERS, OR RELATED TYPES OF VEHICLES OR INSTRUMENTALITIES, SHALL BE PERMITTED ON ANY LOT IN THE SUBDIVISION, UNLESS STORED AT ALL TIMES WITHIN A STOCKADE FENCE, an enclosed garage or other permanent accessory building otherwise permitted under these restriction.

17. NO COMMERCIAL VEHICLES LARGER THAN A PICKUP TRUCK SHALL BE ALLOWED ON, OR IN FRONT OF, ANY LOT IN THE SUBDIVISION UNLESS SAME IS MAINTAINED WITHIN AN ENCLOSED GARAGE. Nothing herein contained is intended to prohibit commercial vehicle access to any lot within the subdivision for purposes of rendering commercial services for the benefit of such lot owner. No inoperable or damaged vehicle shall be parked or maintained on any lot unless same is within an enclosed garage area.

18. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done which may be or become an annoyance or nuisance to the Subdivision or other lot owners.

19. No fowl, livestock, or other animals, except such customarily domesticated animals as dogs and cats, shall be kept stabled or penned on any lot or brought onto any lot, and all such animals must be confined on said lot in accordance with local ordinances and state law.

20. Each lot owner will be responsible for maintaining his lot and home in a reasonably neat condition and shall do nothing on a lot which renders it unattractive, unsightly or a nuisance to the Subdivision or other lot owners. THIS IS AT THE DEVELOPER'S DESCRETION.

21. NO TRASH CONTAINERS WILL BE PERMITTED UNLESS THEY ARE SCREENED BY FENCING OR SHRUBBERY FROM PUBLIC VIEW. All trash and refuse shall be disposed of as allowed and permitted by local laws and ordinances.

22. AN "**ARCHITECTURAL COMMITTEE**" IS HEREBY ESTABLISHED. The initial committee shall consist of R. Joel McAlexander, Shane E. McAlexander, and a third person to be named by Declarant who shall serve for a period of five years. Upon the expiration of the five years or the earlier resignation of R. Joel McAlexander or Shane E. McAlexander the "Wyndchase Homeowner's Association" shall then appoint the *Architectural Committee*, to be composed of three or more individual lot owners. The affirmative vote of a majority of the membership of the *Architectural Committee* shall be required to issue approval to any plans or specifications.

23. PRIOR TO CONSTRUCTION OF A DWELLING ON A LOT IN THE SUBDIVISION, THE OWNER OF THE LOT MUST SUBMIT A DETAILED SET OF HOUSE PLANS TO THE "**ARCHITECTURAL COMMITTEE**" INCLUDING THE FOLLOWING:

A site plan of the Lot showing the nature, exterior, color scheme, kind, shape, height, materials, and location with respect to said Lot (including front, rear and side elevations and setback) of all structures, fences or barriers and location of all parking spaces and driveways and grading and landscaping plans.

APPROVAL OF ANY SUCH PLANS AND SPECIFICATIONS SHALL BE FINAL AS TO THAT LOT ONLY, AND SUCH APPROVAL MAY NOT BE REVOKED OR RESCINDED THEREAFTER PROVIDED THAT THE PLANS AND SPECIFICATIONS AS APPROVED AND ANY CONDITION(S) ATTACHED TO ANY SUCH APPROVAL HAVE BEEN ADHERED TO AND COMPLIED WITH IN REGARD TO ALL STRUCTURES, FENCES, OR BARRIERS ON AND USES OF THE LOT IN QUESTION. NO CONSTRUCTION ON ANY LOT MAY BE COMMENCED WITHOUT FIRST OBTAINING SAID WRITTEN APPROVAL OF THE *ARCHITECTURAL COMMITTEE*. Once written approval has been obtained, construction on the lot must generally conform with the approved plans. Developer may assign, transfer or terminate its rights and obligations as a Developer hereunder by execution and recordation of an instrument assigning, transferring or termination such rights and obligations in the Register's Office of Madison County, Tennessee. Upon execution and recordation of such instrument, Developer shall have no further obligations or rights with reference to the Subdivision as Developers, except as stated in such instruments.

24. During the period of actual construction of a single family dwelling unit on a lot, the owner thereof shall require all primary and sub-contractors and other workmen furnishing services or material to the premises to keep both the lot under construction and other lots reasonably free of trash, silt and other construction debris. If the DEVELOPER is fined or forced to clean up the street, the owner/contractor responsible shall reimburse the DEVELOPER for all related costs.

25. Any heating or cooling system for a structure on any lot which is of a type that uses a water source heat pump, or similar device, must drain into a dry well and meet all governing authorities regulations pertaining to same.

26. In the event any lot owner shall construct any improvements on any lot without first obtaining the prior written consent of the Developer, or other such consents as required by law, said owner shall be liable to the Developer for a liquidated damages penalty in the amount of \$1,000.00. Nothing herein contained is intended to serve as a waiver of the undersigned or any other lot owner's rights to require full compliance with these restrictions and payment of such penalty shall not relieve said lot owner from compliance with these restrictions.

27. If any owner of a lot shall violate or attempt to violate any of the restrictions or covenants herein contained, it shall be lawful for any person owning a lot within the Subdivision to prosecute such proceedings at law or in equity against the person or persons violating or attempting to violate said restrictions, either to prevent such violations or to recover damages thereof, or both. In the event the Developer or a lot owner shall employ the services of an attorney to enforce any covenant or restriction herein contained, the non-complying lot owner shall be liable for all costs, expenses and attorney's fees incurred by such Developer or lot owner, in order to enforce these covenants and restrictions. Invalidation of any one or more of these restrictions or covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

28. EACH PROPERTY OWNER SHALL AT HIS SOLE EXPENSE, OBTAIN AND ERECT AN ORNAMENTAL "WYNDCHASE" IRON MAIL BOX in accordance with the type, model and specifications approved by the developer and no mail box or receptacle of any other type will be allowed. (Currently Danny Jackson furnishes all required mailboxes)

29. CONSTRUCTION OF ANY SINGLE FAMILY DWELLING erected on any lot in the Subdivision SHALL BE COMPLETE WITHIN EIGHT (8) MONTHS of the beginning of construction of said dwelling.

30. NO SECURITY LIGHTS of size or design similar to street lights shall be erected on any lot in the Subdivision.

31. NO ABOVE GROUND POOLS, whether temporary or permanent, shall be placed on any lot in the Subdivision.

32. PLAYGROUND EQUIPMENT, ETC. is not to be visible from the street. All playground equipment over eight feet in height will be maintained within a stockade type fence and must be approved for location IN WRITING BY DEVELOPER.

33. A *Homeowners Association* will be formed to provide for maintenance and general upkeep of the entrance (landscaping, brick fence, mowing, lighting and sprinkler systems, etc.) Other amenities may be allowed by a vote of 80% of the *Homeowners Association* and each lot owner in the subdivision shall be responsible for their lot(s) pro-rata share of the dues, fees and charges necessary to maintain the Association, and areas mentioned above. Each lot owner shall be entitled to one vote per lot and shall automatically be a member of the *Homeowners Association* and subject to its bylaws, whether or not the lot owner voted for the establishment of the Association.

34. These restrictive covenants may be amended at any time with a vote of 80% of the lot owners.

The foregoing restrictions and reservations shall constitute covenants running with the land and shall bind all purchasers (or owners) of such lots in WYNDCHASE SUBDIVISION, their heirs, successors and assigns, and all persons claiming under them, for a period of thirty (30) years from the date of recording of this instrument, after which time such restrictive covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots providing for a change of such covenants in whole or in part or a cancellation thereof, is placed of public record in the Register's Office of Madison County, Tennessee.

IN WITNESS WHEREOF, the undersigned has caused the execution of these Restrictive Covenants on this the 29<sup>th</sup> day of May, 2002.

S & J Partners II

BY: [Signature]  
R. Joel McAlexander, Partner

BY: [Signature]  
Shane McAlexander, Partner

STATE OF TENNESSEE  
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, R. Joel McAlexander and Shane McAlexander, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Partners of S & J Partners II. And that they, as such Partners, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal, at office on the 29<sup>th</sup> day of May, 2002.

[Signature] My commission expires: 3-19-06



State of Tennessee, County of MADISON  
Received for record the 04 day of  
JUNE 2002 at 3:05 PM. (GREEN 10378)  
Recorded in Book T1384 pages 19- 23  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 27.00, Total \$ 27.00,  
Register of Deeds CURTIS WHITE  
Deputy Register CLARA RAY