



Item #	Covenant Line/Sections	I & II	III A	IV	V	VI	VIIA	VII B	VIII	IX	X	XII & XIV	XVIIA
11c	C) minimum interior ground floor area of <b>1400ft</b> if such one and one half or two story dwelling has a total interior heater floor area (exclusive of open porches breezeways, garages and accessory buildings) of at least <b>2600 sq ft</b> . Roof pitch of the front of any dwelling erected in the subdivision shall be at least 9/12 unless approved in writing by the developer.					X							
11d	D) minimum interior ground floor area of <b>1600ft</b> if such one and one half or two story dwelling has a total interior heater floor area (exclusive of open porches breezeways, garages and accessory buildings) of at least <b>3,000 sq ft</b> . Roof pitch of the front of any dwelling erected in the subdivision shall be at least 9/12 unless approved in writing by the developer.						X	X					
11e	E) Also have an interior Heated floor area (whether single-level or split) of at least <b>3,000 sq ft</b> , said minimum interior heated floor area to be exclusive of all areas within porches breezeways, garages and accessory buildings; provided however, that a 1 and 1/2 or 2 story dwelling may have a minimum interior Heated ground floor area of <b>1,500 sq ft</b> if such one and one and one half or two story dwelling has a total interior heated floor area (Exclusive of open porches, breezeways, garages and accessory buildings) of at least <b>3,000 sq ft</b> .								X				
11f	F) Also have an interior Heated floor area (whether single-level or split) of at least <b>2,800 sq ft</b> , said minimum interior heated floor area to be exclusive of all areas within porches breezeways, garages and accessory buildings; provided however, that a 1 and 1/2 or 2 story dwelling may have a minimum interior Heated ground floor area of <b>1,200 sq ft</b> if such one and one and one half or two story dwelling has a total interior heated floor area (Exclusive of open porches, breezeways, garages and accessory buildings) of at least <b>2,800 sq ft</b> .									X			
11g	G) minimum interior heated ground area of <b>1,200 sq ft</b> if such 1 and 1/2 or 2 story dwelling has a total interior heated floor area (exclusive of open porches, breezeways, garages and accessory buildings) of at least <b>2,800 sq ft</b> .										X	X	X
11h	A) minimum interior ground floor area of <b>1500ft</b> if such one and one half or two story dwelling has a total interior heater floor area (exclusive of open porch breezeways, garages and accessory buildings) of at least <b>2700 sq ft</b> . Roof			X									
12	All exterior windows of any dwelling erected in the subdivision shall be of wood or vinyl construction, or a material approved in writing by the developer	X	X	X	X	X	X	X	X	X	X	X	X
13	Every single family dwelling erected in the subdivision shall have a garage which is fully enclosed and of sufficient size for at least two cars.	X	X	X	X	X	X	X	X	X	X	X	X
13r	Every single family dwelling erected in the subdivision shall have an attached primary garage which is fully enclosed and of sufficient size for at least two cars.	X	X		X	X	X	X	X	X	X	X	X
14	No garage may open to the front of the house facing the street	X	X	X	X	X	X	X	X				
14 r	No attached primary garage may open to the front of the house facing the street.	X	X	X	X	X	X	X	X	X	X	X	X
15	On corner lots the garage may not open facing either street unless approved by writing by developer		X		X	X	X	X	X	X	X	X	X
16	On cul-de-sacs, dstub street lots, etc., the garage/driveway must be located on the far side of the lot when approaching said lot unless approved in writing by the developer.												X
16r	Remove												X
17	All driveways shall be paved with concrete. The use of gravel or asphalt is specifically prohibited, except as a base for a concrete drive.	X	X	X	X	X	X	X					
17r	Remove (covered in 18)	X	X		X	X	X	X	X	X	X	X	X
18	All driveways shall be poured with washed or stamped/strained concrete or paver bricks. The use of gravel or asphalt is specifically prohibited, except as a base to the concrete drive.								X	X	X	X	X
19	No chain link fences will be permitted. All fencing will be of the wooden stockade type, unless specifically approved in writing by the Developer. No fence will be allowed beyond the from setback line of any lot. No fence on any corner lot shall extend past the minimum setback requirement of either street.	X	X	X					X	X	X	X	X
20	All fencing will be of wooden or vinyl stockade type unless specifically approved in writing by the Developer. No fence will be allowed beyond the from setback line of any lot. No fence on any corner lot shall extend past the minimum setback requirement (side setback being 1/2 front setback) of either street.				X	X	X	X					
19-20r	All fencing will be of wooden, vinyl, iron unless specifically approved in writing by the Developer. No chain link fences will be permitted. 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 (side setback being 1/2 front setback) of either street.	X	X	X	X	X	X	X	X	X	X	X	X
21	No lot in the subdivision shall be subdivided	X	X	X	X	X	X	X	X	X	X	X	X
22	No part of any dwelling or accessory building on any lot within the subdivision shall be located within 40 ft of the front line of the lot; provided however, that if there is any conflict between such 40 ft min front setback line and any front setback line shown on the recorded plat of the lot, then such plat setback line shall control. No part of any dwelling or accessory building shall be located within 12 ft of the side or within 20 ft of the back line of any lot.	X	X	X	X				X	X	X	X	X
22r	No part of any permanent dwelling or accessory building on any lot within the subdivision shall be located within 40 ft of the front line of the lot; provided however, that if there is any conflict between such 40 ft min front setback line and any front setback line shown on the recorded plat of the lot, then such plat setback line shall control. No part of any permanent dwelling or accessory building shall be located within 12 ft of the side or within 20 ft of the back line of any lot.			X									
23	** Except on some cul-de-sac lots where 30 ft setback is allowed.			X					X	X		X	X

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24	The total ground area occupied by a dwelling and accessory building of any lot shall not exceed 30% of the total area of the lot	X	X	X	X	X	X	X	X	X	X	X	X
25	All electrical service lines, telephone lines and cable TV lines shall be located underground, and 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 the same shall not be unreasonably withheld by any lot owner.	X	X	X	X	X	X	X	X	X	X	X	X
26	Any television satellite receiver above 18 inch diameter installed in any lot in the subdivision, shall be located in the rear yard of the lot and enclosed by a stockade type fence unless otherwise approved by the developer in writing prior to the installation	X	X	X	X	X	X	X	X	X	X	X	X
27	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 with a stockade fence, an enclosed garage or another permanent accessory building otherwise permitted under this restriction.	X	X	X	X	X	X	X	X	X	X	X	X
28	No commercial vehicles larger than a pickup truck shall be allowed on any lot in the subdivision unless same is maintained within 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.	X	X	X	X	X	X	X	X	X	X	X	X
29	No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything done which may be or become an annoyance or nuisance to the subdivision or other lot owners.	X	X	X	X	X	X	X	X	X	X	X	X
30	No fowl, livestock or other animals, except such customarily domesticated animals such as dogs and cats shall be kept stables 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	X	X	X	X	X	X	X	X	X	X	X	X
31	Each lot owner will be responsible for maintaining his lot 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.	X	X	X	X	X	X	X	X	X	X		
32	Each lot owner shall maintain the exterior of all buildings and improvements on his lot in a good and workmanlike manner and shall present a neat and clean appearance upon the lot including painting, repairing, replacing and caring for: roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass and other exterior improvements and shall do nothing on a lot that renders it unattractive, unsightly, or a nuisance to the subdivision. If the developer feels existing and/or future home sales could be affected by such conditions, offending lot owner(s) will be notified by the developer of any violation and/or fines, and five 30 days written notice to correct said nuisance, thereby avoiding said monetary penalty.											X	X
33	No trash containers will be permitted unless same are screened by fencing or shrubbery from public view. All trash and refuse shall be disposed as allowed and permitted by local laws and ordinances.	X	X	X	X	X	X	X	X	X	X	X	X
34	An Architectural committee is hereby established. The initial committee shall consist of R. Joel McAlexander, and a third person to be named by the 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 "Wynchase HOA" 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.	X	X	X	X	X	X	X	X	X	X	X	X
35	Prior to construction of a dwelling on a lot in the subdivision, the owner of the lot must submit a detailed set of the house plans to the "architectural committee" including the following:	X	X	X	X	X	X	X	X	X	X	X	X
35a	a) 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 setbacks) 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 conditions 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, terminate, transfer 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 Office of Madison County, TN. 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,												
35b	b) A drainage plan with arrows showing direction of runoff must be approved in writing by developer prior to commencement of construction. B) A set of architectural plans, showing the exterior ( including front, rear and side) elevations, kind, shape, height & materials											X	X
36	**Specific architectural elements that must be reviewed by developer are: a) <b>Shutter size and shape</b> - Shutters should be of similar shape and size to the adjacent window(s) so if hinged, the shutters would actually close to cover the window(s). B) <b>Column materials</b> - columns over 9 ft in height must be of fiberglass construction unless otherwise approved by developer. c) <b>Column Size</b> - Columns should be at least one inch wide for each one ft height unless otherwise approved by developer									X	X	X	X

