

THIS INSTRUMENT PREPARED BY:
ROCHELLE, McCULLOCH & AULDS
109 North Castle Heights Avenue
Lebanon, TN 37087
File No.: 25-0439

RESTRICTIVE COVENANTS
WESTCHASE PARTNERS, L.L.C., PROPERTY

WHEREAS, the title to all the property shown on the plat entitled, "GENERAL PROPERTY SURVEY OF THE WESTCHASE PARTNERS, L.L.C., PROPERTY", of record in Plat Book _____, Page _____, in the Register's Office for Wilson County, Tennessee, (hereinafter referred to as "Plat") is vested in WESTCHASE PARTNERS, L.L.C., a Tennessee limited liability company, (hereinafter "Owner") by virtue of a Warranty Deed, of record in Book 1206, Page 2324, in the Register's Office for Wilson County, Tennessee, and whereby it desires to place certain restrictive covenants on Lots 1 through 15, as depicted on the Plat;

NOW, THEREFORE, for and in consideration of the premises, Owner hereby imposes the following restrictive covenants on Lots 1 through 15, as shown on the Plat, which shall be covenants running with the land and binding upon it, its successors and assigns, and which are as follows:

1. All lots shall be used for single-family residences only. The minimum finished living area for one-story residences placed on the lots shall be no less than 2,500 square feet of heated and cooled living area on the main level of the home, excluding any bonus room over the garage, porches, garages, carports, terraces, breezeways or basements. On two-story homes, there shall be no less than 1,800 square feet of heated and cooled living area on the first floor, excluding porches, garages, carports, terraces or basements.
2. All residences erected upon any of the lots shall be site built and shall have an exterior of brick, stone, log, hardie board, or any combination thereof, and have a continuous masonry foundation with brick or rock to grade.
3. No junk of any nature or description, including, but not limited to, any vehicle which does not run, equipment, tools, toys and trash, shall be allowed to accumulate or remain upon any lot. This does not prohibit the keeping of vehicles in enclosed buildings.
4. There shall be no trailers, temporary buildings, shacks, or partially completed buildings used for human occupancy on any lot.
5. Any outbuilding placed on any lot shall be located behind the principal residence on said lot.
6. All lots shall be used for residential or agricultural purposes only. Cattle and horses will be allowed. No swine, goats or exotic animals shall be allowed on any lot.
7. No house trailer, mobile home, double-wide mobile home, modular home or manufactured housing of any nature shall be permitted on any lot.
8. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for owner, or any other person or persons owning a lot in said subdivision or having any interest therein to prosecute any proceedings at law or in equity against the person so violating or attempting to violate these covenants and to either thereby prevent such violation or to recover damages therefore or both.
9. The invalidation of any one of these covenants by judgment or court order shall in nowise

affect any of the other provisions all of which remaining provisions shall continue in full force and effect. In the event the condition of these covenants should be a variance with the restrictions or requirements set forth upon the face of the Plat of said subdivision, then such variation is hereby declared an error in these restrictions and the provisions of the Plat shall control.

IN WITNESS WHEREOF, the undersigned has executed this instrument this ____ day of _____, 2025.

**WESTCHASE PARTNERS, L.L.C., a Tennessee
limited liability company**

BY:

ITS: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the _____ of **WESTCHASE PARTNERS, L.L.C., a Tennessee limited liability company**, the within-named bargainer, and as such officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such officer.

WITNESS my hand and official seal at office, this ____ day of _____, 2025.

NOTARY PUBLIC

My commission expires: _____