

**RESTRICTIONS APPLICABLE TO
VINEYARD ESTATES SUBDIVISION**

DelMonaco Properties LLC, owners in fee simple of all the lots in Vineyard Estates, a subdivision, a plat of which is recorded in the Register's Office of Putnam County, Tennessee, in Plat Cabinet _____, Slide _____, hereby make the following declarations as to limitations, restrictions, and uses to which the lots and/or tracts in said subdivision may be put; hereby specifying that said declarations shall constitute covenants to run with all the land for a term and period of forty (40) years herefrom, as provided by law, and said covenants shall be binding upon themselves and all purchasers of lots and all persons claiming under them, and for the benefit of and limitations upon all future owners of said land, this declaration of restrictions being designed for the purpose of keeping said land desirable, uniform and suitable in architectural design and use as hereby and herein specified.

1. No lot shall be used except for residential purposes, but this shall not exclude the use of a house for a showcase model home or temporary real estate sales office under the auspices of the developers.
2. No residential structure on any lot shall be designed, constructed, or used for more than one (1) family; and only one (1) house is to be erected or constructed on any lot and/or tract of the above-described property.
3. One-story residences shall contain not less than 2,300 square feet of area. Two-story and split-level residences shall not contain less than 2,500 square feet of area. The foregoing minimum square footage requirements are exclusive of garages, basements, porches, terraces, carports, and similar appurtenances. All residences must have an attached two-car garage in addition to the minimum square footage requirements set out above. However, a two-car basement garage may be utilized in lieu of an attached two-car garage; but, in that event, the minimum square footage requirements referred to above shall be increased to 2,500 square feet for one-story residences and 2,700 square feet for two-story and split level residences.
4. It shall not be permissible to erect a temporary building on said property, and no garage house shall be permissible, or occupied, or maintained on said property except as an adjunct to or for use and occupancy of servants of the occupant of the residence house on said property. This restriction does not prohibit a temporary tool shed for use by a contractor or workmen during the construction of a house on said property, provided, however, that the said tool shed or construction shack shall be moved within thirty (30) days after completion of the main residence.

