

CROSS FARM
Ekron, Meade County, KY

The following restrictions, conditions, covenants and regulations pertaining to the use, ownership, and occupancy of the land in Meade County, Kentucky are to run with the land and shall be binding upon any owner or owners, or his or her heirs, personal representatives, successors, or assigns, as the case may be, of any of the lots for ten (10) years unless changes by an instrument signed by $\frac{3}{4}$ of the lot owners, at which time the same shall automatically be extended for successive periods of ten (10) years. Each lot shall be considered as for one (1) vote for the purpose of determining the majority of the owners; however, the restrictions, conditions, covenants, and regulations may be changed any time by an instrument signed by $\frac{3}{4}$ of the owners.

A. The real estate described herein shall be utilized for residential purposes only. No business or commercial activity of any kind shall be carried out upon the real estate without the written consent of the developer or the majority property owners.

B. Animals shall be kept under the following provisions: 1. No commercial hogs or chickens allowed on any lots or tracts of land. No commercial breeding or kennel boarding on any lots or tracts of land. 2. Each large animal, such as horses, etc. shall have at least two (2) acres, per animal, to roam. 3. No dangerous or vicious animals allowed.

C. Restrict to site-built homes. All homes are to be 1350 square feet of living space.

D. Individual sewage disposal systems shall be located and constructed in accordance with the requirements, standards, and recommendations of the Meade County Health Department. Approval of such systems as installed shall be obtained from such authority.

E. All lot owners are responsible to comply with county highway department regulations for driveway installation.

F. All lot owners are responsible for soil conservation practices, such as seed and strawing, to avoid such soil erosion according to the county soil and water conservation office.

G. No business or commercial activity of any kind shall be carried out upon the premises. Utility companies are exempt to install equipment necessary for services in the community, county or state, including but not limited to electric, water, communications, gas, sewage, etc.

H. The real estate shall not be used or maintained as a dumping ground. Rubbish, trash, garbage, etc., or other waste shall not be kept except in sanitary containers. Equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition.

I. No noxious or offensive activity shall be carried on upon the real estate, nor shall anything be done thereon which may become an annoyance to the neighborhood.

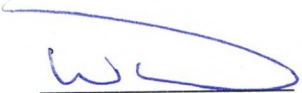
J. No junk, trash, reuse, inoperative automobiles, or unlicensed automobiles shall be allowed upon the real estate except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.

K. All lot owners must install driveway culverts, which meet the Meade County Highway Department requirements.

L. No tent, shack, barn or other outbuilding erected shall be used at any time as a residence.

M. No campers shall be used as a residence except during a Ninety (90) day home building process. An extension may be granted at the discretion of the property owners or developers.

N. These restrictions may be enforced by an individual lot owner, or by the subdivider in the event any lot owner fails to comply with the foregoing restrictions.



W. DOULGAS REED

State of Kentucky
County of Meade
Subscribed and sworn to before me
this 2/1/24 by W. Douglas Reed
Leslie N. Woodridge
Notary Public
My commission expires: August 13, 2025
KYNP35058