

FARM RESTRICTIONS

THE REAL ESTATE IS OCCUPIED BY THE PURCHASER AND SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS:

- A. No mobile home shall be placed on the real estate which exceeds five (5) years in age. No mobile home shall be placed on the real estate without the written approval from the Developer, *KY LAND CO*. Any mobile home placed shall be underpinned within ninety (90) days of placement. The color of the underpinning must match the color of the mobile home or may be concrete, mortared concrete block, stone or brick, or other material approved by developer with written consent only.
- B. No junk, trash, rubbish, inoperable automobiles, unlicensed automobiles or similar material shall be maintained upon the real estate at any time except in an enclosed structure where it is not visible by adjoining property owners.
- C. The real estate shall not be used or maintained as a dumping ground for rubbish, trash, garbage, etc. or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be in a clean sanitary condition.
- D. This property is to be maintained in a clean and respectable manner.
- E. No tent, shack, barn, or other out-building will be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- F. Before placement of any residence on the real estate an individual sewage disposal system shall be located and constructed in accordance with the requirements, standards, and recommendations of the State Board of Health and the County Health Department. Approval of such systems as installed shall be obtained from such authority.
- G. No more than two (2) head of livestock per acre shall be kept upon the real estate. No commercial raising of livestock, hogs, poultry or other animals shall be permitted. No dangerous or vicious dogs, cats, horses or other animals allowed.
- H. This real estate shall be used for residential and farming purposes only. No business or commercial activity of any kind shall be carried out upon this real estate without written consent of the Developer.
- I. Be advised that the real estate is in an agriculture residential area which permits agriculture. Agriculture operations produce livestock, crops, noise, odors, work odd hours and have slow moving farm equipment.
- J. All lot owners must install driveway culverts, which must be a minimum of 15" in diameter and a minimum of 20' in length or as required by the Breckinridge County Highway Department.
- K. All lot owners are responsible for soil conservation practices, such as seeding and strawing to avoid soil erosion. All lot owners and/or home builders are responsible for individual erosion control and proper driveways are to be constructed into each lot by the home builder or homeowner prior to construction.
- L. Subject to all oil, gas and mineral leases, if any, recorded or unrecorded.
- M. No timber shall be cut from the property herein described unless the Grantees first give the Grantors written notice and obtain the written permission of the Grantors and the proceeds from the sale of any timber shall be applied to the payment of the principal due under this contract.
- N. All lots shall have a 20' utility set back and drain easement from the edge of the road, a 10' utility set back and drain easement on each side of lot and a 15' utility set back and drain easement across the back of each lot.
- O. Any fences built by the lot owner shall be at the lot owners' expense.
- P. These restrictions may be enforced by an individual lot owner, or by the Sub-divider. In the event any lot owner fails to comply with the foregoing restrictions and costs are involved in the correction of the infraction, a lien against the property may be taken for reasonable costs incurred in the correction of the infraction by the party expending such costs, including a reasonable attorney's fee.
- Q. Invalidation of any one of these covenants by judgment or court order, or by voluntary act as provided for in the prefatory paragraph shall in no way affect any of the other provisions which shall remain in full force and effects.