

**RESTRICTIONS FOR THE
MURRY STEVENSON FARM DIVISION
BRECKINRIDGE COUNTY KENTUCKY**

This Declaration of Restrictions made and executed by James J. Hines, single, herein called Owners.

WITNESSETH: That the owners do hereby make and impose the following restrictions on the following described property located in Breckinridge County, Kentucky to-wit:

Being "Stevenson Farm" as shown on recorded plat in Plat Cabinet B, Sheet 248, in the office of the Clerk of Breckinridge County Court.

The following restrictions, conditions, covenant and regulations pertaining to the use, ownership, and occupancy of the land in Breckinridge 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 assign, as the case may be, of any of the lots, plat of which has heretofore been filed in the office of the Breckinridge County Clerk in Plat Book B, Page 248, from the date of recording of said plat until fifteen (15) years thereafter (unless changed by an instrument signed by a 3/4 of the lot owners), at which time the same shall automatically be extended for successive periods of fifteen (15) years, unless an instrument signed by a 3/4 of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part. 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 3/4 of the owners.

- A. THE REAL ESTATE DESCRIBED HEREIN SHALL BE UTILIZED FOR RESIDENTIAL AND FARMING PURPOSES ONLY.
- B. NO MORE THAN ONE (1) HEAD OF LIVESTOCK PER ACRE MAY BE KEPT ON THE PREMISES. NO HOGS SHALL BE ALLOWED UPON THE PREMISES. NO COMMERCIAL RAISING OF LIVESTOCK, HOGS, POULTRY, OR OTHER ANIMALS SHALL BE PERMITTED.
- C. NO JUNK, INOPERATIVE AUTOMOBILES OR UNLICENSED AUTOMOBILES SHALL BE ALLOWED UPON THE PREMISES EXCEPT IN ENCLOSED STRUCTURES WHERE THE SAME SHALL NO BE VISIBLE TO ADJOINING PROPERTY OWNERS OR FROM THE PUBLIC RIGHT OF WAY.
- D. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON THE REAL ESTATE, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE TO THE NEIGHBORHOOD.
- E. 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 KEPT IN A CLEAN AND SANITARY CONDITION.

- F. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE BRECKINRIDGE COUNTY HEALTH DEPARTMENT. APPROVAL OF SUCH SYSTEMS AS INSTALLED SHALL BE OBTAINED FROM SUCH AUTHORITY.
- 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. ALL LOT OWNERS ARE RESPONSIBLE FOR SOIL CONSERVATION PRACTICE, SUCH AS SEED AND STRAWING, TO AVOID SOIL EROSION, ACCORDING TO THE COUNTY SOIL AND WATER CONSERVATION OFFICE.
- I. PROPERTY OWNERS ARE RESPONSIBLE TO COMPLY WITH THE COUNTY HIGHWAY DEPARTMENT REGULATIONS FOR DRIVEWAY INSTALLATION. A PROPER CULVERT (15 INCHES BY 24 FEET) IS TO BE INSTALLED AT ALL DRIVEWAY ENTRANCES WHEN APPLICABLE.
- J. ALL HOMES AND STRUCTURES, BOTH SITE BUILT AND MANUFACTURED, MUST BE BUILT AND/OR INSTALLED ACCORDING TO REGULATIONS OF BRECKINRIDGE COUNTY PLANNING AND ZONING.
- K. ONE RESIDENTIAL DWELLING PER LOT.
- L. ANY FENCES BUILT BY LOT OWNERS SHALL BE AT THE LOT OWNER'S EXPENSE.
- M. 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 AND COSTS ARE INVOLVED IN 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.
- N. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER, OR BY VOLUNTARY ACT AS PROVIDED FOR THE PREFATORY PARAGRAPH SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- O. PROPERTY SUBJECT TO THE RULES AND REGULATIONS BY ARMY CORP. OF ENGINEERS.
- P. ANY STRUCTURES BUILT OR PLACED ON ANY LOT MUST BE APPROVED BY OWNER WITH WRITTEN CONSENT ONLY.
- Q. CAMPERS AND CAMPER TRAILERS ARE ALLOWED BUT CANNOT BE PERMANENTLY AFFIXED TO THE PROPERTY *more further described* (The camper must remaining mobile, by NOT being connected to any permanent structures such as decks, building, or being permanently connected to electric, septic system, or water system etc.).