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DECLARATION OF RESTRICTIONS

This declaration of restrictions is made and executed by B.J. Espy, Sr., Peggy Espy, Joseph Lancaster, Beatrice Lancaster, Klein Hoskins, and Mary Hoskins, the owners of Rosetta Waterfront Estates.

Being Lots #2 through 42 and Lots #44 through #53 inclusive in Rosetta Waterfront Estates, a plat of which is recorded in Plat Book 1, Page 3 in the office of the Clerk of the Breckinridge County Court.

1. All permanent residences shall have inside plumbing and shall have an inside area of not less than 600 square feet excluding carports, attached garages and porches.
2. In the construction of dwellings or other structures, exterior use of corrugated or "V" crimp metal, pulp, or tar paper, or asphalt composition is prohibited, with the exception of asphalt shingles on roof. All workmanship shall be equal to the best practices of modern, local area building contractors.
3. No continuing conditions shall be permitted which are noisome, odiferous, unsightly, smoky, dusty, unsafe, illegal, immoral, or offensive to a reasonable person.
4. No person shall be allowed to interfere with the free flow of the creek in any manner, nor shall any person be allowed to pollute the creek in any manner.
5. No house trailers measuring less than ten feet by forty feet shall be permanently installed on these lots.
6. No swine shall be raised on the premises and no junk or other litter will be permitted to accumulate on the premises.
7. These restrictions may be enforced by any 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.

William Conley
WILLIAM J. CONLEY

Margaret Conley
MARGARET CONLEY

B.J. Espy, Sr.
B.J. ESPY, SR.

Peggy Espy
PEGGY ESPY

Joseph Lancaster
JOSEPH LANCASTER

Beatrice Lancaster
BEATRICE LANCASTER

William Hoskins
WILLIAM HOSKINS

Mary Hoskins
MARY HOSKINS

STATE OF KENTUCKY
COUNTY OF Meade Sect.

I, the undersigned, a notary public, do certify that this Declaration of Restrictions was this day produced to me in my county and state by B.J. Espy, Sr., Peggy Espy, Joseph Lancaster, William J. Conley and Margaret Conley, his wife, Beatrice Lancaster, Klein Hoskins, and Mary Hoskins, and acknowledged by them to be their act and deed respectively.

Given under my hand and seal of office this 10 day of May, 1971. My commission expires Dec 11, 1973.

Kenneth P. Heaven
Notary Public

This Instrument Prepared by
Wade F. Richardson
Attorney at Law
Brandenburg, Kentucky

Wade F. Richardson

DEDICATION

We, the undersigned owners, do hereby declare and dedicate Lot Number 43 in Rosetta Waterfront Estates, a plat of which is recorded in Plat Book 1, page 3, of the Breckinridge County Court Clerk's Office, to be a park for the use and benefit of the property owners in Rosetta Waterfront Estates.

Joseph E. Lancaster B. J. Espy, Sr.

Beatrice Lancaster Peggy Y. Espy

William Conley

Margaret Conley

Klein Hoskins

Mary Hoskins

STATE OF KENTUCKY
COUNTY OF Meade Sect.

I, the undersigned, a notary public, do certify that this instrument of writing from Joseph E. Lancaster, Beatrice Lancaster, B.J. Espy, Sr., Peggy Y. Espy, Wm. J. Conley, Margaret Conley, Klein Hoskins, Mary Hoskins

was this day produced to me in my county and state by the parties, and acknowledged by the said parties to be their act and deed respectively.

Given under my hand and seal of office this 11th day of May, 1921. My commission expires Dec 11 1923.

Kenneth P. Harlow
Notary Public

This Instrument Prepared by Wade F. Richardson, Attorney at Law
Brandenburg, Kentucky

RECEIVED FOR RECORD

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May 14 1971 1:30 P. M.

Arthur Beard, Clerk

By *Diana S. Lips* D.C.

State of Kentucky,

County of Breckinridge. Sci.

I, ARTHUR BEARD, Clerk of the County Court for the County and State aforesaid,

do certify that the foregoing

Restoration & Dedication

was, this day lodged in my office for record, whereupon the same with the foregoing and this certificate have been duly recorded in my said office.

Given under my hand, this *14th* day of *May* 19 *71*.

Arthur Beard Clerk

By *Diana S. Lips* D.C.

RECORDED IN BRECKINRIDGE COUNTY
COURT CLERK'S OFFICE IN *Diana*
BOOK NO. *130* PAGE *652*