

**AMENDED  
RESTRICTIONS AND COVENANTS**

**WILD WOOD ESTATES  
(FORMERLY NEIL BUCK DIVISION)**

THIS AMENDED STATEMENT OF RESTRICTIONS AND COVENANTS,  
made this the 23<sup>rd</sup> day of May, 2003, by JAMES B. WILSON and JANICE G.  
WILSON, his wife, and CHARLIE C. FLETCHER and EMMA J. FLETCHER, his  
wife, and RICHARD P. FASSNACHT and DIANA H. FASSNACHT, his wife, all  
c/o James B. Wilson, 1029 Griffith Ridge Road, Liberty, Kentucky 42539,

**WITNESSETH:**

**WHEREAS**, the parties hereto are now the owners of certain real property  
formerly known as the Neil Buck Division and now known as **WILD WOOD  
ESTATES** which is located on Kentucky Highway 1547 in Casey County, Kentucky,  
and which is shown on the plat of record in Plat Book 4, page 132, Casey County Court  
Clerk's Office, and

**WHEREAS**, James B. Wilson and Janice G. Wilson, his wife, have previously  
placed upon said real property certain restrictions and covenants as to the use and  
occupancy of the lots located within the said subdivision as set out in the instrument of  
record in Deed Book 207, page 536, Casey County Court Clerk's Office, and

**WHEREAS**, the parties hereto now desire to amend said restrictions and  
covenants,

**NOW THEREFORE**, the following restrictions and covenants are made and declared to apply to all lots or portions thereof located within the subdivision known as **WILD WOOD ESTATES**:

1. The real property shall be used solely for residential purposes and use of the real property for any business, commercial or professional purposes is specifically prohibited.
2. No modular homes, mobile homes or trailers shall be placed upon the real property.
3. Not more than one residence shall be erected on the real property and any residence constructed on the real property shall have a minimum of One Thousand Four Hundred (1,400) square feet of living space on the ground floor level, excluding basement, garage and porches.
4. Any residence or appurtenant structure shall be constructed of brick, stone or vinyl exterior with the roof pitch matching the dwelling.
5. No residence or appurtenant structure shall be erected closer than fifteen (15) feet from any property line and no appurtenant structure shall be erected closer to the road than the front of the main residential structure.
6. No lot shall be subdivided into smaller portions than one (1) acre of ground.
7. All driveways and/or roadways located on any lot shall be constructed of white gravel, concrete or blacktop.
8. No billboards or advertising signs will be permitted on the property.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on the real property except horses or household pets such as dogs or cats provided that such horses or household pets are not raised, bred or kept on the real property for commercial purposes; any such horses or outdoor household pets shall be kept in the rear of the residential dwelling with plank fencing of three (3) or four (4) planks or similar type fencing where such fencing is visible from the road.
10. No abandoned vehicles or junkyards will be permitted on the real property.
11. All utility installations, maintenance or drainage ditches, storm sewers and sanitary sewers shall be installed and maintained in accordance with applicable codes.

12. The real property shall be maintained in a neat and orderly fashion.
13. Nuisances which interfere with the peace, quietude, comfort or serenity of the occupants of surrounding property are not permitted.
14. Invalidation of any one or more of these covenants shall have no effect on other covenants or provisions contained herein.
15. The within covenants shall run with the land and be binding upon all owners, their heirs and assigns.

WITNESS our hands as of the day and year first above written.

  
JAMES B. WILSON

  
JANICE G. WILSON

  
CHARLIE C. FLETCHER


  
EMMA J. FLETCHER

  
RICHARD P. FASSNACHT

  
DIANA H. FASSNACHT  
R.D.

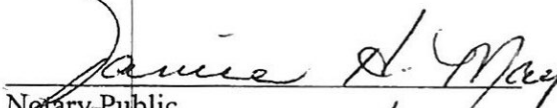
STATE OF KENTUCKY  
COUNTY OF CASEY

The foregoing instrument was signed and acknowledged before me by **JAMES B. WILSON and JANICE G. WILSON, his wife**, to be their free act and deed, on this the 23 day of May, 2003.

  
Notary Public  
My Comm. Expires: 8/24/03


STATE OF KENTUCKY  
COUNTY OF CASEY

The foregoing instrument was signed and acknowledged before me by **CHARLIE C. FLETCHER and EMMA J. FLETCHER, his wife**, to be their free act and deed, on this the 23 day of May, 2003.

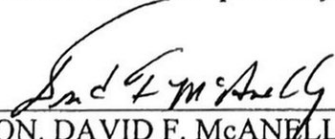
  
Notary Public  
My Comm. Expires: 8/24/03

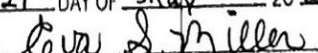
STATE OF KENTUCKY  
COUNTY OF CASEY

The foregoing instrument was signed and acknowledged before me by **RICHARD P. FASSNACHT and DIANA H. FASSNACHT, his wife**, to be their free act and deed, on this the 23 day of May, 2003.

  
Notary Public  
My Comm. Expires: 8/24/03

This Instrument Prepared By:

  
HON. DAVID F. McANELLY  
Attorney at Law  
P. O. Box 1210  
Liberty, Kentucky 42539  
Telephone: (606) 787-6237  
FAX: (606) 787-1528

STATE OF KENTUCKY/COUNTY OF CASEY, SCT  
I, EVA S. MILLER, CLERK IN AND FOR CASEY COUNTY,  
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT  
OF WRITING WAS THIS 27 DAY OF May  
2003 AT 9:38 A.M. LODGED FOR RECORD  
WHEREUPON THE SAME WITH THE FOREGOING AND  
THIS CERTIFICATE HAVE BEEN RECORDED IN MY OFFICE  
IN Deed BOOK 219 PAGE 409 GIVEN UNDER MY  
HAND THIS 27 DAY OF May 2003  
EVA S. MILLER 

RECEIVED  
MAY 27 AM 9 38  
CASEY COUNTY CLERK  
EVA S. MILLER