

It is understood that the tract herein conveyed shall be subject to the following

2-14-10
11:50am

restrictions, which shall constitute a COVENANT RUNNING WITH THE LAND, to-wit:

1. TOILETS AND SEWERS: All septic tanks and field lines must be approved by the Cumberland County Health Department of the State of Kentucky. All State and Local Building Codes must be complied with.
2. GARBAGE AND REFUSE DISPOSAL: No lot shall be used to maintain as dumping ground. All rubbish, trash, garbage incinerators, other equipment or the storage or disposal of such materials shall be kept in a clean and satisfactory condition.
3. There shall be no trailers, basement home or modular homes allowed on lots less than ten acres in size.
4. NUISANCE: No obnoxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. This shall expressly include the raising of hogs/swine or other animals that would be an annoyance or nuisance to the neighborhood.
5. That no house or residence should be constructed thereon having less than nine hundred square feet of heated floor space.
6. That all State and Local building codes must be complied with.
7. That no used residential property will be moved thereon, and all buildings must be constructed of new materials.
8. That no used or junk automobiles or other types of junk will be maintained on said land.
9. That said property shall be used solely and only for residential purposes. However, this shall not be construed so as to prohibit the owner from renting or leasing the property so long as it is leased or rented for residential purposes only.
10. If parties hereto, or any of them, or their heirs and assigns, shall violate or attempt to violate any of the covenants herein mentioned, it shall be lawful in said development in subdivision to prosecute any person violating or attempting to violate any such covenants, or either to prevent him or them from so doing or to recover damages or other dues for such violation.

STATE OF KENTUCKY

COUNTY OF CUMBERLAND, SCT.,"

This instrument was filed for record on the 19 day of February 20 10 at 11:50 o'clock a.m. and duly Recorded in Plat Book No. 4 Page No. 333 Side 333 of the records in this office.

Given under my hand this 19th day of February 20 10

KIM KING, CLERK

April Weiner D.C.

TO HAVE AND TO HOLD the same unto the Grantees, for and during their joint lives, with fee simple title to the survivor thereof, his or her heirs and assigns, FOREVER, with covenants of General Warranty of Title, and the Grantors warrant that they have good right and title to sell and convey the same, and that it is free and clear of encumbrances of any kind or nature, save and except the lien of taxes and assessments for the calendar year 2006, and all