

## ANTIOCH SHORES RESTRICTIONS

1. No building shall be erected or maintained on any lot in said subdivision other than a private residence and a private garage for the sole use of the owner or occupant.
2. No old, used existing building or structure of any kind and no part of an old, used existing building or structure shall be moved on to, placed and/or permitted to remain on any lot. All construction is to be of new material.
3. Each dwelling house or residence constructed on any lot in the subdivision shall have a minimum floor area of 600 square feet, excluding porches, carports, patios or garages. Mobile homes shall have a minimum floor area of 500 square feet excluding porches, patios or garages.
4. No fence shall be permitted to extend nearer to the street than the minimum setback line as herein after provided.
5. No residential structure shall be located nearer to the front lot line than twenty (20') feet or nearer to the side street line than (10') ten feet or nearer to the side lot line and rear lot line than (5') five feet.
6. No animals or birds other than household pets shall be kept on any lot.
7. No part of any lot in the subdivision shall be used for commercial or manufacturing purposes except those lots designated as commercial on the plat map.
8. No outside toilet or privy shall be erected or maintained on any lot (commercial or residential) in the subdivision. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Pulaski County and the Commonwealth of Kentucky.
9. Easements are reserved along and within fifteen (15') feet of the front and five (5') feet of rear line and side lines of all lots (commercial or residential) in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, roads, drains and other public and quasi-public utilities; and the owners and developers of the subdivision or their agents or the employees of said utility companies, shall have the right to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress and egress to, from and across said premises to employees of said utility companies, said easement is to also extend along any property owners side and rear property lines in case of fractional lots.  
It is understood and agreed that it shall not be considered a violation of the provisions of the easements above reserved if wires or cables used in connection with such utilities shall pass over some portion of said lots not within the fifteen (15') foot wide strip so long as such utility lines do not hinder the construction of buildings on any lots in the subdivision.
10. No sign of any kind shall be displayed to the public view on any lot designated as residential in the subdivision except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs customarily used by builders or contractors to advertise the property during the construction and sales period.
11. These conditions and restrictions shall be binding upon all owners of lots in the Antioch Shores Subdivision, their heirs, assigns or successors in title to said lots if the owner of any lot in this subdivision or any other person shall violate any of the covenants herein. It shall be lawful for any person or persons owning other property situated in said subdivision or development to prosecute any proceedings at law or in equity against the person or persons violating any such covenant for the purpose of preventing him or them from so violating said covenant (s) or to recover damages for such violation (s).