

AMENDED RESTRICTIONS: THE FOLLOWING
AMENDED RESTRICTIONS AND COVENANTS APPLY TO
THE PROPERTY CONVEYED IN OTTER VIEW ESTATES
SUBDIVISION:

1. As set forth herein, "Developer" shall mean Oceanic Enterprises LLC.
2. All tracts and lots shall be known and described as single-family, residential lots, shall be restricted to residential use only, and shall not be used for any commercial purposes.
3. All residences shall have a minimum of 1,000 square feet of living area on ground level, exclusive of garage or basement in any one-floor house plan or 1,000 square feet on the ground level of any one and one half split-level or two-story house plan. Furthermore, no lot shall have more than one residence, although one residence may be built on two or more combined lots.
4. No lot shall be subdivided.
5. Barndominiums, Pole Barns, modular and manufactured homes are permitted. Mobile homes/ trailers will be permitted if they are new, placed on a full concrete slab foundation, and contain 1,000 feet of living space. All buildings must have a foundation of concrete slab, footer with crawlspace or a poured basement.
6. All buildings, including garages or outbuildings, shall be constructed at least 10 feet from the property line. Garage buildings must be constructed no closer to the road than the residence and must be constructed of material outlined in item #5. No carports are permitted.
Due to the terrain of Lot No. 1, any outbuildings (i.e., garage and/or barn) may be built in front of the house.
7. All improvements begun on residential lots must be completed within twelve (12) months of the beginning of construction thereon.
8. All utilities to residences or other structures shall be installed and maintained as underground utilities from the property line to the residence, structure, or other terminus of the utility. No electric, telephone, or cable telephone poles shall be permitted on any lot except for the main feeder circuits and street lights.
9. No animals, livestock, or poultry of any kind shall be raised, bred, kept, or fed upon any lot except dogs, cats, and other household pets and any commercial use of pets shall not be permitted.

10. No lot shall be used or maintained as a dumping ground for trash, garbage or other waste and shall not be kept except in sanitary, closed containers. No incinerators or other equipment for the disposal of such material shall be permitted on the premises except a garbage disposal unit attached to the plumbing. There shall be no burning of trash or other refuse on the premises or any portion of the property.
11. No privy or outside toilet of any sort is permitted to be constructed or maintained on any of said lots except during the period of construction. Sewage disposal systems and drinking water facilities shall be installed and maintained in compliance with all applicable local, state, and federal regulations.
12. Junk vehicles and disabled vehicles may not be kept, stored, permitted, or maintained on the premises.
13. No buildings or any other structures shall be built that interfere with the view of Otter Creek.
14. No trees shall be planted that interfere with the view of Otter Creek.
15. Kentucky Board 3 or Kentucky Board 4 is the only acceptable styles of fence permitted. No chain link, privacy, or plastic fences are permitted.
16. Campers are permitted as seasonal living solutions with these restrictions: Camper must be covered by a minimum of 24 feet by 48 feet by 14 feet semi-enclosing pole barn with a concrete slab. Full electric and septic are required. Only one camper is permitted per lot.
17. Campers are allowed for a maximum of 6 months without a semi-enclosing permanent structure once permits have been pulled and the start of construction on the property has begun.
18. These Restrictions and Covenants shall not apply to Lot No. 4.

DEVELOPER:
OCEANIC

ENTERPRISES LLC

By: BRIAN CHALK,
Manager