

104

FILED
AT 4:00 P.M.
JUN 14 1999

MARION COUNTY
JUDIE LEE, COUNTY CLERK

RESTRICTIONS ON THE USE OF CERTAIN LOTS
LOCATED IN HOURIGAN ACRES - PHASE II

900

The undersigned, Robert T. Hourigan and Mary F. Hourigan, being the owners of lots located in Hourigan Acres, and being the same property conveyed to Robert T. Hourigan and Mary F. Hourigan by Deed dated the 3rd day of December, 1985, of record in Deed Book 139, at page 673, and of record in the Marion County Court Clerk's Office to which reference is made throughout these restrictions. In order to provide for the orderly development of said subdivision and the construction of residences therein, do hereby establish the following RESTRICTIONS for the use of all lots therein, which RESTRICTIONS shall be considered covenants running with the land and binding on the heirs, successors and assigns of the undersigned:

1. Said real property shall be used for residential purposes only and for no other use. No swine shall be raised or kept on said premises.

2. Only residential dwellings shall be constructed on said lots, and same shall have a living area not less than 1500 square feet. The construction of said residence shall be brick, stone or siding exterior. There shall be no mobile homes on said lots.

Said residence shall have a garage or carport and same need not be attached to the residence. The garage or carport shall be constructed of brick, stone or siding to match the dwelling unit.

The owner of a lot or lots may have a storage building but the front of such building shall be constructed exteriorly to match the dwelling unit. There may be only one (1) storage building per lot, in addition to a detached garage.

3. No part of any residence constructed on said lot shall be closer to the front property line

DEED 208

105

than fifty (50) feet or closer to the side property line than that provided in the zoning regulations of the City of Lebanon, Marion County, Kentucky.

4. There shall not be any non-operative motor vehicles parked or stored on any lot for any reason.

5. All lots shall be properly maintained, that is, mowed trimmed, etc.

6. All dwelling units shall have a driveway and said driveway shall be paved or concreted within two (2) years from the date the construction of the dwelling unit began.

7. There shall be no open storage of any building materials, non-building material, trash, junk, etc.

8. None of the lots may be altered in size so as to change the original size of the lots without the written consent of the developer.

Robert T. Hourigan
ROBERT T. HOURIGAN

Mary F. Hourigan
MARY F. HOURIGAN

STATE OF KENTUCKY)
)SCT.
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for the State and County aforesaid, do certify that a true copy of the foregoing Restrictions was this day produced to me in said County and State and acknowledged before me by ROBERT T. HOURIGAN, to be his free act and deed, this

11th day of June, 1999.

My Commission Expires: 11-29-02.

Betty J. Thompson
NOTARY PUBLIC
State of Kentucky at Large

DEED 208

106

STATE OF KENTUCKY)
)SCT.
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for the State and County aforesaid, do certify that a true copy of the foregoing Restrictions was this day produced to me in said County and State and acknowledged before me by MARY F. HOURIGAN, to be her free act and deed, this 11th day of June, 1999.

My Commission Expires: 11-29-02.

Betty J. Nelson
NOTARY PUBLIC
State of Kentucky at Large

This instrument was prepared by:

[Signature]
SAMUEL TODD SPALDING
ATTORNEY AT LAW
105 WEST MAIN STREET
LEBANON, KY 40033
(502) 692-2161

©1977 HOOVER AND HAZLETT, INC. 001008

State of Kentucky, County of Marion, Sect. 1
EDDIE LEE, Clerk of Marion County, do certify that the foregoing Restrictions was, on the 14 day of Jun 1999 at 4:00 P M, lodged in my office for record, and that it has been duly recorded in my said office, Doc Book 208 Page 104
Given under my hand this 16 day of June 1999
EDDIE LEE, Clerk
By [Signature] Comm. Expiration D.C.