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AT FILED 3:30pm

RESTRICTIONS ON THE USE OF CERTAIN
LOTS IN EDGEWOOD ESTATES SUBDIVISION
LOCATED ON HIGHWAY 68
IN MARION COUNTY, KY

DEC 06 2000
MARION COUNTY
EDDIE LEE, COUNTY CLERK

gll
110 pd

The undersigned, Tommy R. Simpson and Bonnie C. Simpson, husband and wife, being the owners of Edgewood Estates Subdivision, which is shown by Plat of record in Deed Book 217, at page 53, of record in the Marion County Court Clerk's Office to which reference is made, 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 livestock or poultry shall be raised or kept on said premises. Pets must be secured by chain or fencing.

2. Only single-family dwellings shall be constructed on said lots, and same shall have a living area of not less than 1,600 square feet on the ground floor and shall have a two or three car garage for all dwellings. One and one-half story single family dwellings may be constructed on said lots, and same shall have a living area of not less than a total of 2000 square feet, which shall not include the garage area, and shall have a living area not less than 1350 square feet on the first level. Two story single family dwellings may be constructed on said lots, and same shall have a living area of not less than a total of 2400 square feet, which shall not include the garage area, and shall having a living area not less than 1200 on the first level. The residence and garage must be constructed of brick, stone, vinyl, aluminum or other siding approved by the

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owner of the subdivision.

The owner of a lot or lots may have a storage building but same shall be constructed exteriorly to match the dwelling unit. There may be only one (1) storage building per lot and is not to exceed two stories.

3. All residences and storage building constructed on said property shall be serviced with electricity.

4. Street lighting shall be installed by Inter-County Rural Electric. Each property owner will be assessed their proportionate share of said monthly electric costs of the street lighting. Said utility payments are to be paid in a timely fashion from property owners.

5. All utility services, including electric, telephone and cable TV lines, shall be installed underground.

6. No commercial business, trade, profession or personal service or other similar activity shall be carried upon any lot.

7. No residence or other structure shall be constructed upon any lot for the sole purpose or for the realization of rental income therefrom.

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

9. No fences shall be constructed between the street and the fifty (50) foot set back line. No fence, other than the hedge, wooden, brick, rock, chain link, or wrought iron decorative fences, shall be constructed to the side of or behind the residence on said lots as a division fence with any adjoining lot without the express consent of the owner of the adjoining lot or lots.

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

any reason.

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

12. No motor vehicles shall be parked on any street for a continuous period of twenty-four hours.

13. 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.

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

15. 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 developers of Edgewood Estates Subdivision, namely, Tommy R. Simpson and Bonnie C. Simpson, or their heirs and assigns.

16. All the owners of lots in Edgewood Estates Subdivision, which lots are of record on one of the plats hereinbefore mentioned, join in the execution of this document with the Developers of Edgewood Estates Subdivision, for the purpose of agreeing that these RESTRICTIONS supersede all restrictions heretofore filed and that the other Restrictions heretofore filed shall be null and void if in conflict with same.

17. These RESTRICTIONS may be changed only with the express written consent of the owners of the lost in this subdivision.

IN WITNESS WHEREOF, said owners have hereunto affixed their signatures, this 6th day of December, 2000.


TOMMY R. SIMPSON


BONNIE C. SIMPSON

