

GREENWOOD MEADOWS

BOOK 28 PAGE 374

FILED

95 MAY 25 P 3:11

SARAH A. STEPHENSON
CLERK
MONTGOMERY COUNTY
D.C.

RESTRICTIONS AND PROTECTIVE COVENANTS

PHASE I

AMENDED

1. No lot shall be used except for private single-family residential purposes, not to exceed two and one-half (2 1/2) stories in height and containing a private attached garage.
2. No structure may be erected, placed or altered on any lot until the construction plans and building specifications and plans, locations of improvements, grade elevation, type of exterior material, shall have been approved in writing by developer (Greenwood Management).
3. The exterior building material of all structures shall extend to ground level and shall be either brick, stone, brick veneer, stone veneer or a combination of same. Stucco or wood siding to be approved.
4. Entrances to any garage shall not face the front lot line unless approved in writing by developer. Lots to have at least a two-car garage, but not more than a three-car. No carport. No above ground swimming pool.
5. Setbacks...shall be at least 35 feet from front property line.
6. Ground floor area of one-story home shall be a minimum of 2,000 square feet of living area.. One and one-half or two-story shall be a minimum of 2,400 square feet of living area.
7. No noxious or offensive trade or activity shall be conducted on any lot or annoyance or nuisance.
8. No structure of a temporary character, trailer, basement, garage, etc.
9. No animals, including reptiles, livestock or poultry, except that dogs, cats or other household pets geographically to this area...all shall be confined to the lot occupied by the owner of such pet.
10. After construction of a residence, the lot owner shall grade, seed or sod. Complete driveway within four (4) months of completion of single-family dwelling. Maintain at least one (1) shade tree in front yard of residence.
11. Utility service lines serving each lot shall be underground.
12. No outside clothes lines. No fence or wall of any nature may be extended toward the front or street side property line beyond the front or side wall of residence. Fence not to exceed six (6) feet in height unless otherwise approved. If swimming pool is installed, a privacy fence shall be erected to screen such swimming pool from sight.

GREENWOOD
MEADOWS
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13. From and after date of purchase of a lot until construction of residence is started, developer shall have the exclusive right to perform maintenance on lot. After construction, it is duty of each lot owner to keep grass cut, keep lot free from weeds and trash, and to keep an attractive appearance.
14. No trade or business of any kind shall be conducted on any lot. Except a new house may be used by a builder as a model home for display or the builder's own office, use to terminate eighteen (18) months from completion of the house or upon agreement by developer.
15. No signs for advertising or for any other purpose other than a builder's sign, except one sign for sale or rent thereof.
16. Drainage of each lot shall not be altered unless approved by developer.
17. No satellite dish may be placed on dwelling or lot in excess of 24 inches.
18. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage.
19. No structures shall be placed within easements as shown on recorded plat.
20. Unless altered or amended, restrictions shall run with the land and shall be binding on all parties for a period of thirty (30) years from the date of this document, after which time, they shall be extended automatically for successive periods of ten (10) years.
21. Enforcement of these restrictions shall be by proceeding at law or in equity, brought by any owner of real property in, Greenwood Meadows, or by the developer against any party violating or attempting to violate any covenant or restriction.
22. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
23. The developer reserves the right to alter or amend these restrictions and protective covenants during the development period of the subdivision.

State of Kentucky, SCT

Muhlenberg County

I, Gaylan L. Spurlin, Clerk of Muhlenberg County, certify that the foregoing Covenant was legally lodged in my office for record 5/30/95 3:11 and the same, the foregoing. And this certificate has been duly recorded therein.

Given under my hand this 31 day of May, 1995.

Clerk Gaylan Spurlin
Amy Alexander

This instrument prepared by:

Judith Noffengier CPS
131 W. Broad
Central City, Ky. 42330