

MALONE MEADOWS NORTH
On Lake Malone
COVENANTS AND RESTRICTIONS

All lots in Sections A, B & C shall be residential except for owner occupied bed and breakfast (NO commercial development)

No building shall be erected or placed on any lot other than a single family, private dwelling with garage and/or optional guesthouse. Wood sided pole barns are permitted for storage.

All residences shall contain not less than 800 square feet living area for a one story, or 1200 square feet for a two story building, exclusive of porches, garages, decks, patios, etc.

NO mobile homes, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed any lot as a residence, or for storage, either temporarily or permanently. Temporary camping is permitted. Only equipment professionally manufactured for the purpose, such as travel trailers / campers and recreational vehicles that are self-contained may be used for camping shelters. Such structures or vehicles as described above shall not be left or stored unoccupied on any lot without a home at any time.

No lot may be subdivided unless over 5 acres and all necessary approvals obtained. Minimum lot size shall be two acres.

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except household pets, which shall be under control of owners at all times. No trapping or hunting or discharging of firearms shall be permitted within the subdivision. Horses may be kept on property 5 acres or greater, allowing at least one acre per horse.

NO open-pit septic systems or septic lagoon systems, either single or multi household shall be permitted. The only type of septic system permitted is an in-ground septic tank.

Residential buildings shall be used only as such and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit and discarded motor vehicle, equipment, machinery, boats, appliances or other scrap to be abandoned on his/her lot or remaining there for more than ninety (90) days.

All residences shall be set back at least twenty-five (25) feet from any road, ten (10) feet from any side or back lot line, or easement of record.

All construction shall be of new materials and all residences shall be constructed with siding material of finished wood, brick, Dryvit, stone, vinyl siding or metal alloys.

The minimum building requirements as set forth in these restrictions shall be fulfilled within one (1) year from the date construction began.

Easements are reserved along and within fifteen (15) feet of lot lines for the maintenance of public and quasi-public utilities.

Removal of trees to be kept to a minimum: clearing for house site, septic, garage and driveway.

No signs – for sale or other, shall be displayed on property except street, traffic, location and bed and breakfast signs.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 30, 2028 at which time said covenants shall be automatically extended in force and effect for successive periods of ten (10) years unless by a majority of lot owners it be agreed to change said covenants in whole or in part. To determine majority of lot owners, each lot shall be entitled to one vote regardless of the number of owners of one lot or the number of lots owned by one person.

For violation of any of the covenants herein set forth any party hereto may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement of a nuisance, or in the case of attempted violation, for prevention and restraint.

If any of the covenants and restrictions herein set forth shall be judicially invalidated, all others shall remain in full force and effect.

MALONE MEADOWS NORTH
On Lake Malone
COVENANTS AND RESTRICTIONS

All lots in Section D shall be residential except for owner occupied bed and breakfast (NO commercial development)

No building shall be erected or placed on any lot other than a single family, private dwelling with garage and/or optional guesthouse. Wood sided pole barns are permitted for storage.

All residences shall contain not less than 800 square feet living area for a one story, or 1200 square feet for a two story building, exclusive of porches, garages, decks, patios, etc.

NO mobile homes, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed any lot as a residence, or for storage, either temporarily or permanently. Temporary camping is permitted. Only equipment professionally manufactured for the purpose, such as travel trailers / campers and recreational vehicles that are self-contained may be used for camping shelters.

Such structures or vehicles as described above shall not be left or stored unoccupied on any lot without a home at any time.

No lot may be subdivided unless over 5 acres and all necessary approvals obtained. Minimum lot size shall be two acres.

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except household pets, which shall be under control of owners at all times. No trapping or hunting or discharging of firearms shall be permitted within the subdivision. Horses may be kept on property 5 acres or greater, allowing at least one acre per horse.

NO open-pit septic systems or septic lagoon systems, either single or multi household shall be permitted. The only type of septic system permitted is an in-ground septic tank.

Residential buildings shall be used only as such and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit and discarded motor vehicle, equipment, machinery, boats, appliances or other scrap to be abandoned on his/her lot or remaining there for more than ninety (90) days.

All residences shall be set back at least twenty-five (25) feet from any road, ten (10) feet from any side or back lot line, or easement of record.

All construction shall be of new materials and all residences shall be constructed with siding material of finished wood, brick, Dryvit, stone, vinyl siding or metal alloys.

The minimum building requirements as set forth in these restrictions shall be fulfilled within one (1) year from the date construction began.

Easements are reserved along and within fifteen (15) feet of lot lines for the maintenance of public and quasi-public utilities.

Removal of tree to be kept to a minimum: clearing for house site, septic, garage and driveway.

No signs – for sale or other, shall be displayed on property except street, traffic, location and bed and breakfast signs.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 30, 2028 at which time said covenants shall be automatically extended in force and effect for successive periods of ten (10) years unless by a majority of lot owners it be agreed to change said covenants in whole or in part. To determine majority of lot owners, each lot shall be entitled to one vote regardless of the number of owners of one lot or the number of lots owned by one person.

For violation of any of the covenants herein set forth any party hereto may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement of a nuisance, or in the case of attempted violation, for prevention and restraint.

If any of the covenants and restrictions herein set forth shall be judicially invalidated, all others shall remain in full force and effect.

MALONE MEADOWS NORTH
On Lake Malone
COVENANTS AND RESTRICTIONS

All lots in Sections E-1 through E-6 shall be residential except for owner occupied bed and breakfast (NO commercial development)
No building shall be erected or placed on any lot other than a single family, private dwelling with garage and/or optional guesthouse. Wood sided pole barns are permitted for storage.

All residences shall contain not less than 800 square feet living area for a one story, or 1200 square feet for a two story building, exclusive of porches, garages, decks, patios, etc.

NO mobile homes, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed any lot as a residence, or for storage, either temporarily or permanently. Temporary camping is permitted. Only equipment professionally manufactured for the purpose, such as travel trailers / campers and recreational vehicles that are self-contained may be used for camping shelters. Such structures or vehicles as described above shall not be left or stored unoccupied on any lot without a home at any time.

No lot may be subdivided unless over 5 acres and all necessary approvals obtained. Minimum lot size shall be two acres.

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except household pets, which shall be under control of owners at all times. No trapping or hunting or discharging of firearms shall be permitted within the subdivision. Horses may be kept on property 5 acres or greater, allowing at least one acre per horse.

NO open-pit septic systems or septic lagoon systems, either single or multi household shall be permitted. The only type of septic system permitted is an in-ground septic tank.

Residential buildings shall be used only as such and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit and discarded motor vehicle, equipment, machinery, boats, appliances or other scrap to be abandoned on his/her lot or remaining there for more than ninety (90) days.

All residences shall be set back at least twenty-five (25) feet from any road, ten (10) feet from any side or back lot line, or easement of record.

All construction shall be of new materials and all residences shall be constructed with siding material of finished wood, brick, Dryvit, stone, vinyl siding or metal alloys.

The minimum building requirements as set forth in these restrictions shall be fulfilled within one (1) year from the date construction began.

Easements are reserved along and within fifteen (15) feet of lot lines for the maintenance of public and quasi-public utilities.

Removal of trees to be kept to a minimum: clearing for house site, septic, garage and driveway.

No signs – for sale or other, shall be displayed on property except street, traffic, location and bed and breakfast signs.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 30, 2028 at which time said covenants shall be automatically extended in force and effect for successive periods of ten (10) years unless by a majority of lot owners it be agreed to change said covenants in whole or in part. To determine majority of lot owners, each lot shall be entitled to one vote regardless of the number of owners of one lot or the number of lots owned by one person.

For violation of any of the covenants herein set forth any party hereto may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement of a nuisance, or in the case of attempted violation, for prevention and restraint.

If any of the covenants and restrictions herein set forth shall be judicially invalidated, all others shall remain in full force and effect.

MALONE MEADOWS NORTH
On Lake Malone
COVENANTS AND RESTRICTIONS

All lots in Sections F & G shall be residential except for owner occupied bed and breakfast (NO commercial development)

No building shall be erected or placed on any lot other than a single family, private dwelling with garage and/or optional guesthouse. Wood sided pole barns are permitted for storage.

All residences shall contain not less than 800 square feet living area for a one story, or 1200 square feet for a two story building, exclusive of porches, garages, decks, patios, etc.

NO mobile homes, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed any lot as a residence, or for storage, either temporarily or permanently. Temporary camping is permitted. Only equipment professionally manufactured for the purpose, such as travel trailers / campers and recreational vehicles that are self-contained may be used for camping shelters.

Such structures or vehicles as described above shall not be left or stored unoccupied on any lot without a home at any time.

No lot may be subdivided unless over 5 acres and all necessary approvals obtained. Minimum lot size shall be two acres.

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except household pets, which shall be under control of owners at all times. No trapping or hunting or discharging of firearms shall be permitted within the subdivision. Horses may be kept on property 5 acres or greater, allowing at least one acre per horse.

NO open-pit septic systems or septic lagoon systems, either single or multi household shall be permitted. The only type of septic system permitted is an in-ground septic tank.

Residential buildings shall be used only as such and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit and discarded motor vehicle, equipment, machinery, boats, appliances or other scrap to be abandoned on his/her lot or remaining there for more than ninety (90) days.

All residences shall be set back at least twenty-five (25) feet from any road, ten (10) feet from any side or back lot line, or easement of record.

All construction shall be of new materials and all residences shall be constructed with siding material of finished wood, brick, Dryvit, stone, vinyl siding or metal alloys.

The minimum building requirements as set forth in these restrictions shall be fulfilled within one (1) year from the date construction began.

Easements are reserved along and within fifteen (15) feet of lot lines for the maintenance of public and quasi-public utilities.

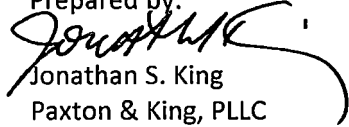
Removal of trees to be kept to a minimum: clearing for house site, septic, garage and driveway.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 30, 2028 at which time said covenants shall be automatically extended in force and effect for successive periods of ten (10) years unless by a majority of lot owners it be agreed to change said covenants in whole or in part. To determine majority of lot owners, each lot shall be entitled to one vote regardless of the number of owners of one lot or the number of lots owned by one person. Owners consist of property owners in Sections A, B, C, D, E, F & G.

For violation of any of the covenants herein set forth any party hereto may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement of a nuisance, or in the case of attempted violation, for prevention and restraint.

If any of the covenants and restrictions herein set forth shall be judicially invalidated, all others shall remain in full force and effect.

Prepared by:


Jonathan S. King
Paxton & King, PLLC
213 E. Broad Street
Central City, KY 42330

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