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**DECLARATION OF REGULATIONS, COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
HEBRON WOODS, SECTION 1**

This DECLARATION OF REGULATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, made and effective on the date hereinafter signed by J. MILLER BUILDERS, hereinafter referred to as "DECLARANT".

WITNESSETH: Declarant owns a certain tract of real estate located in Bullitt County, Kentucky, and more particularly described as follows:

Being Hebron Woods Subdivision, Section 1, consisting of lots numbered 1 through 50 inclusive as shown by plat recorded in Plat and Subdivision Book 397 Page 749 in the office of the Clerk of the Bullitt County Court.

AND WHEREAS, declarant will convey the said properties subject to certain protective regulations, covenants, conditions, restrictions, and reservations as hereinafter set forth:

NOW, THEREFORE, declarant hereby declares that all of the property described above shall be held, sold, and conveyed subject to the following restrictions, regulations, covenants, and conditions all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real estate. These covenants, restrictions, regulations and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title, or interest in the described properties, or any part thereof, and shall inure to the benefit of each owner thereof.

The declarant intending to establish a general plan for the use, occupancy, and enjoyment of said subdivision, hereby declares that for the mutual benefit of its present and future owners, all lots therein shall be subject to the following restrictions:

1. Said real estate shall be used exclusively for single family private dwelling house purposes, and no such house shall be erected, placed, or suffered to remain upon said premises being more than three (3) stories in height, nor shall more than one (1) dwelling house be erected, placed, or suffered to remain upon any building plot or lot which has an area of less than the area as shown on the recorded plat or any amended plat.
2. Except as herein provided, no such house shall be erected, placed, or suffered to remain upon said premises nearer than those prescribed by any county or city zoning regulations and variances thereunder. All building and setback lines as shown on the recorded plat shall be followed unless an appropriate variance is granted by the appropriate planning commission.
3. No noxious or offensive trade or activity shall be carried upon the property herein

nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No in-home businesses shall be conducted without approval of developer and any and all governing agencies.

4. The exterior building material of all structures to be erected shall be either frame, brick, stone, rock, aluminum, vinyl, or a combination of same. No underground, earth sheltered residence or log homes shall be allowed. All plans must be approved by declarant, along with all driveway locations.

5. The floor area of the main residential structure exclusive of open porches and garages shall be not less than 1800 square feet for one story residences. Any multi-story residence shall have a minimum of 1100 square feet on the first floor exclusive of open porches and garages. All residences constructed on lots shall have an attached or a drive-under 2-car minimum garage. All roof pitches are to be a minimum of 7/12.

6. A subdivision association may be formed after 70% of the subdivision is completed.

7. No garage doors on the main structure shall face the main street of structure. An additional separate garage may be erected and must be bricked or of the same exterior material as the main structure with same roof pitch. Garages must be approved by declarant.

8. All trees are to remain on properties except for those removed for construction purposes, unless otherwise approved by declarant.

9. Lots #22 through #38 have a 75 ft. nature preserve measuring from the center of the creek up the back of the lots. No buildings, fences, etc. are to be in this 75 ft. area. Any changes in the appearance of this nature preserve must be approved by declarant.

10. Sidewalks are required for each lot at owners expense and must run from sideline to sideline and must be 48" wide. Sidewalks must go around trees. Yards will be sodded from the front of the building to the street, corner lots to both streets. Brush finish on all sidewalks.

11. All mailboxes and locations must be approved by declarant.

12. No trailer, basement, tent, shack, garage, or barn shall be at any time used as a

portion of said premises for walks and driveways and the planting of trees or shrubs, the growing of flowers or ornamental plants or for statuary foundations in similar ornamentations for the purpose of beautifying said premises. No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain anywhere upon said premises and no unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

14. Any television or radio satellite receiving equipment shall be located in the rear lawn and shall be screened by a privacy fence of no less than 6 ft. in height. The said fence shall be of wood, brick, or stone construction or approved by declarant.

15. No inoperable motor vehicles without a legal license shall remain on the lots for more than 2 days unless said vehicle remains in the garage.

16. No farm animals such as cows, horses, goats, sheep, or like shall be raised, housed, feed, or bred upon such property and said premises shall not be used for the purpose of raising for commercial purposes any other animals, including but not limited to, dogs or cats. All household pets must be restrained to their owners property.

17. Any fence erected on the boundaries of the lots shall not extend beyond the rear corners of any residence located on said lot. Any fence constructed shall be of chain link or of wood construction, and wood fences shall not exceed 4 feet in height. Notwithstanding this provision any privacy fence constructed on the premises may be used as a perimeter fence and shall not exceed 6 feet in height.

18. Should any swimming pool be placed upon the property the said pool shall be located in the rear yards and shall be screened by a privacy fence constructed entirely of wood, brick, chain-link or ornamental and not less than 6 feet in height.

19. No overnight street parking shall be provided or permitted and no large trucks, tractor trailers or trailers shall be permitted shall be permitted to remain on the property over night.

20. Any boat that is housed or located on any of the lots in these sections of Hebron Woods shall be either housed in a garage or shall be placed on a pad which shall be constructed immediately adjacent to the garage and in the side or rear yard and said pad to be constructed of concrete or asphalt material.

21. No lot shall be subdivided unless approved in writing by the declarant and the declarant hereby reserves the right to approve the subdividing of a lot. The developer reserves the right to amend the plat and these restrictions and to subdivide any lot hereby restricted as long as the developer retains an ownership of any lot contained in this development. The developer and declarant further expressly reserve the right to use any lot restricted herein for roadway or bridge purposes if deemed necessary by the declarant and developer to develop additional properties.

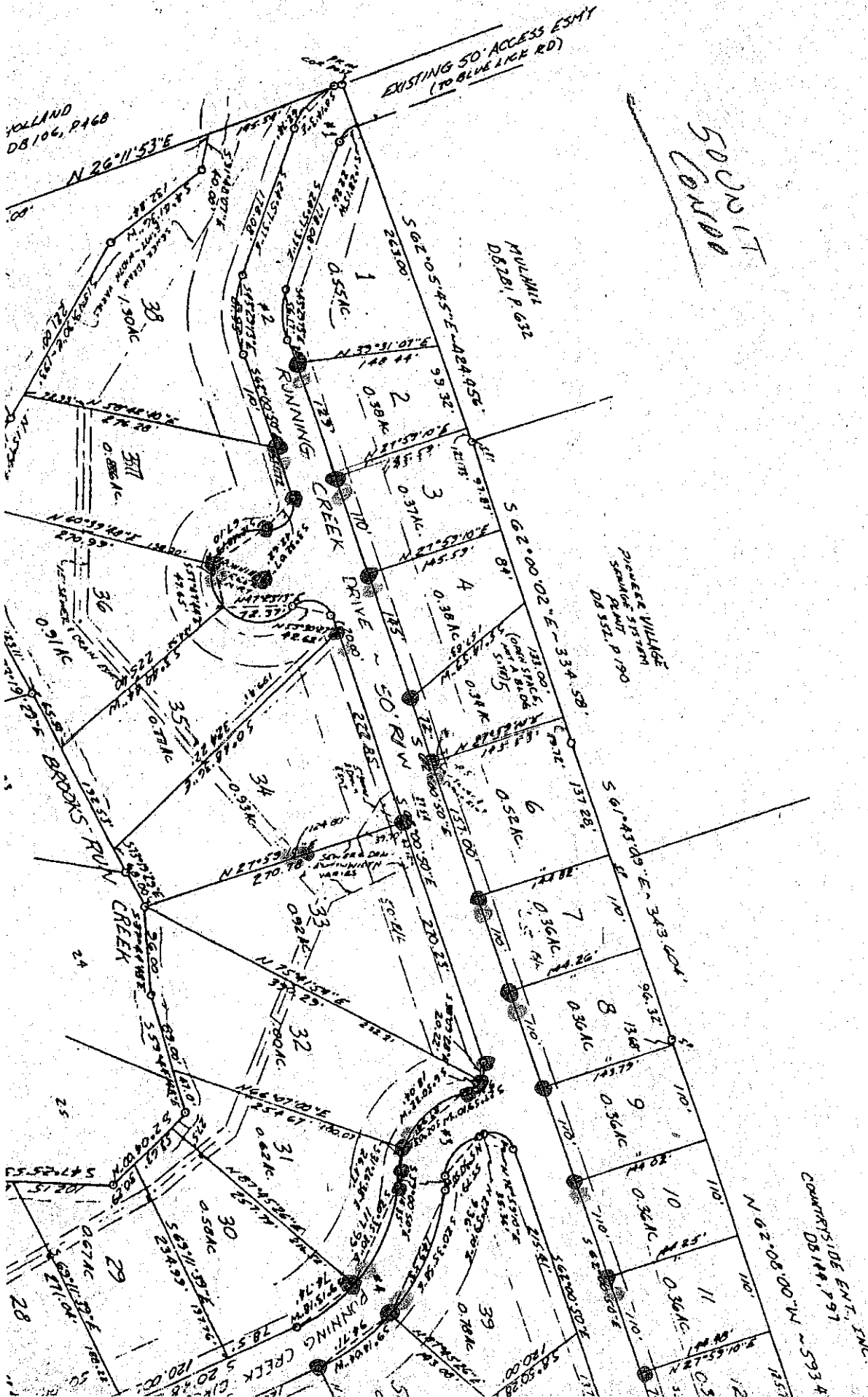
22. Any owner shall have the right to enforce by any proceeding at law or in equity the within contained restrictions and the failure of any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

23. Invalidation of any one of these covenants or restrictions by a judgement of court shall in no way affect any other provisions which shall remain in full force and effect.

24. The covenants, restrictions, and regulations of this declaration shall run with and bind the land, and shall insure to the benefit of and be enforceable by the owners of any lot subject to this declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date this declaration is recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years. The covenants and restrictions contained herein may be amended in writing at any time by instruments signed by not less than 75% of the recorded lot owners. Any amendment shall be enforceable and effective and must be properly recorded in appropriate clerks office.

25. The declarant, its successors and assigns, reserves the right to grant additional easements across the subject property providing that his right to grant additional easements terminates upon the sale of any lot by the declarant. However, declarant reserves the right after a sale of any lot to grant an additional easement across any lot within the confines of any easement previously granted declarant and provided said easement does not interfere with the use and enjoyment of said lot.

26. The declarant further reserves the right to amend the plat and increase the lot sizes if necessary as a condition of further development of the within restricted lots.



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COND

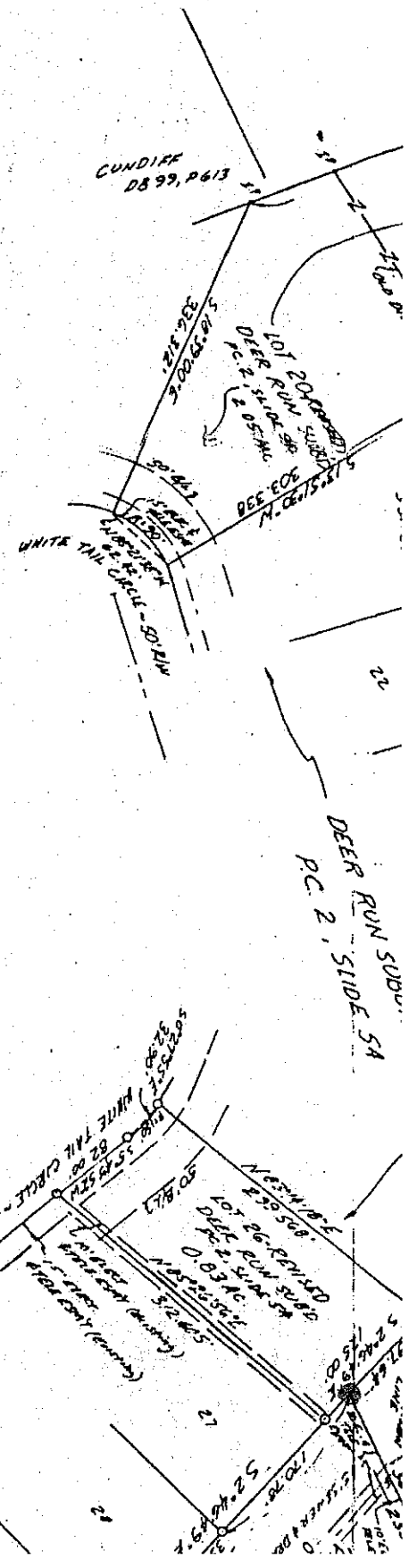
MULHILL
DB 281, P. 632

PIONEER VILLAGE
SEWERAGE SYSTEM
PLAN AT P. 190
DB 352, P. 190

COUNTRYSIDE ENT., INC.
DB 144, P. 91
5934

NOTES:
WATER FURNISHED THRU KENTUCKY
TURNPIKE WATER DISTRICT

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LEGEND

DENOTES GRANTED ELECTRIC & TELEPHONE EASEMENT
(WIDTH SHOWN)

⊙ INDICATES IRON PIN UNLESS OTHERWISE NOTED.

CERTIFICATE OF RESERVATION OF ELECTRIC-TELEPHONE EASEMENT

The spaces outlined by dashed lines and marked "Electric and Telephone Easement" are hereby reserved for electric and telephone utility purposes which include: (1) the right of ingress and egress over all lots to and from the easement; (2) the right to trim or cut down trees within the easement; (3) the right to trim or cut down any trees outside the easement area within 10 feet of the closest conductor in an easement or public way; (4) the right to trim or cut down any trees on private property that may be so defective as to present a hazard to the utility lines, after reasonable notice to the property owner; (5) the right of any utility company using said easement to remove permanent structures or obstructions within the easement, fences, shrubbery and gardens may occupy the easement area at the property owner's risk. The Developer is to remove all trees that may interfere with the original construction of the electric and telephone lines to serve the subdivision. No permanent structure shall be erected within the easement; (6) the utility company has a right-of-way easement to connect or disconnect such utility service to or from any improvements on the lots.

E CURVE DATA

- #1 CENTRAL L: 525.757"
R: 50'
T: 24.856'
- #2 CENTRAL L: 371.0317"
R: 113.39'
T: 38'
- #3 CENTRAL L: 66.5357"
R: 75.543'
T: 50'
- #4 CENTRAL L: 59.4911"
R: 212.08'
T: 122.00'
- #5 CENTRAL L: 312.335"
R: 180'
T: 33.729'
- #6 CENTRAL L: 60.7245"
R: 90'
T: 52.359'
- #7 CENTRAL L: 80.0000"
R: 60'
T: 60'
- #8 CENTRAL L: 8.70232"
R: 60'
T: 51.283'
- #9 CENTRAL L: 105.5341"
R: 42.665'
T: 83'
- #10 CENTRAL L: 54.520"
R: 45.78'
T: 74.657'
- #11 CENTRAL L: 18.4045"
R: 304.05'
T: 50.00'
- #12 CENTRAL L: 25.1122"
R: 21.847'
T: 25.00'

ROAD CONSTRUCTION

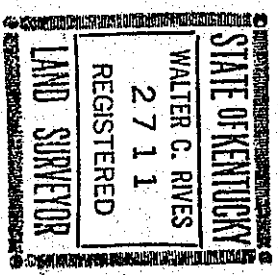
All roads shall be built as set forth in City Ordinance No. 89-3.



acknowledged to be his free act and deed.
 Witness my hand and seal this _____ day of _____ 19____
 My commission expires the _____ day of _____ 19____

NOTARY PUBLIC
 Bullitt County, Kentucky

BR



CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 19____

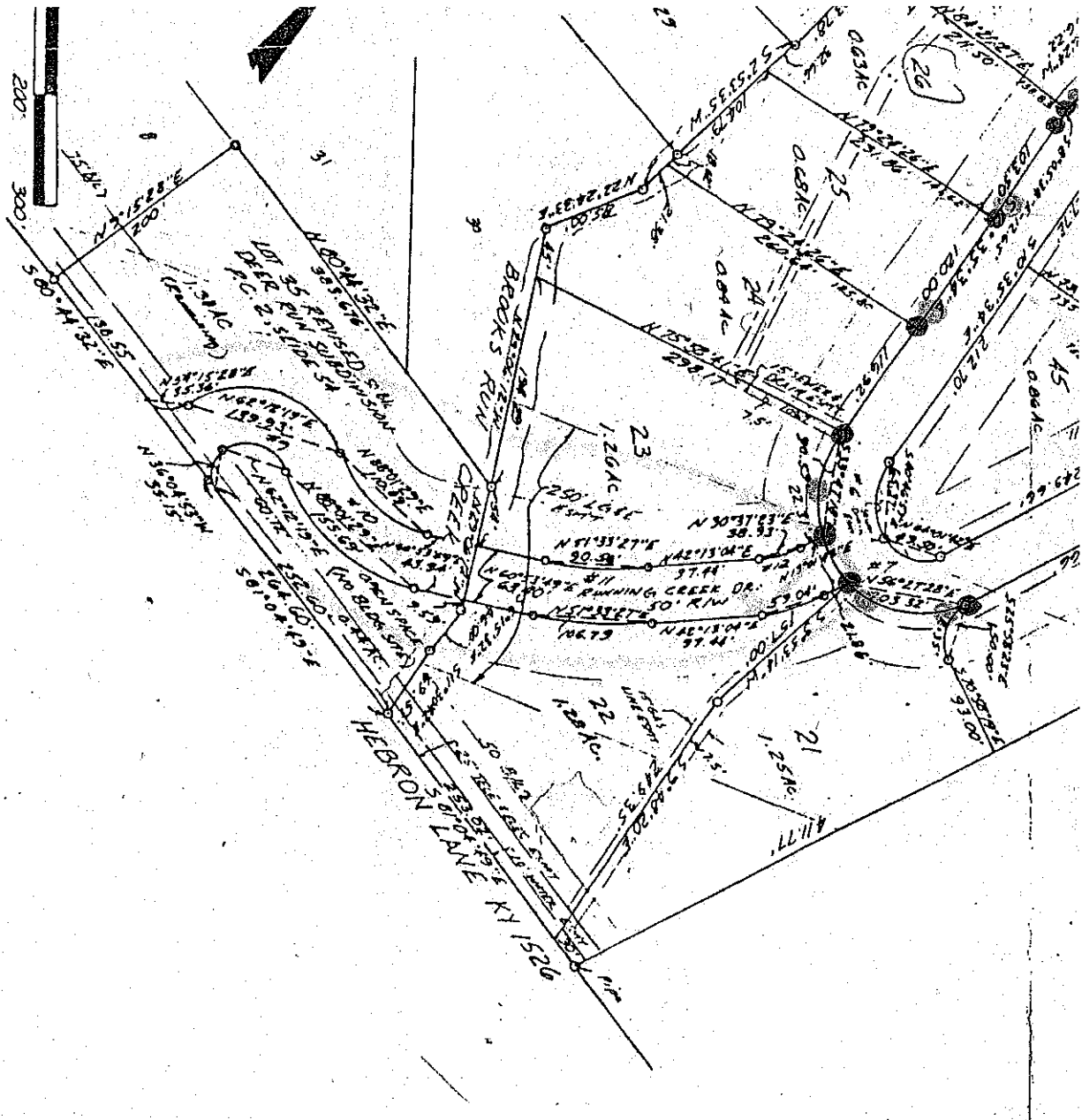
Bullitt County Planning Commission

WALTER RIVES, LAND SURVEYOR
 4703 RUNNING FOX DRIVE
 SHEPHERDSTVILLE, KENTUCKY 40165
 (502) 955-8044 (H)

HEBRON WOODS SUBDIVISION
 SHEPHERDSTVILLE, KENTUCKY

OWNER - DEVELOPER
 J. MILLER BUILDERS

289 WHITETAIL CIRCLE
 SHEPHERDSTVILLE, KY 40165
 (502) 955-6765



NOTE: HEBRON WOODS SUBDIVISION IS A DIVISION OF LOT 26 - DEER RUN SUBDIVISION, PREVIOUSLY RECORDED IN PLAT CABINET 2, SLIDE 54. LOTS 26, 20 & 35 ARE REVISED AS SHOWN ON THIS PLAT, AND REMAIN PART OF DEER RUN SUBDIVISION.

TOTAL AREA OF HEBRON WOODS = 34.729 AC.
 (EXCLUDES LOTS 20, 26, 35 (REVISED) DEER RUN SUBD.)

TITLE: DEED BOOK 374, PAGE 058

the minimum standards
 their Village Specifications.