

SECTION 4. SPRING MEADOW ESTATES

THIS INSTRUMENT, made and entered into by and between COUNTRYSIDE ENTERPRISES, INC., a Kentucky Corporation, party of the first part and:

ALL THOSE WHO may hereafter own any of the lots hereinafter described, parties of second part.

WITNESSETH:

THAT WHEREAS, the party of the first part is the owner of all lots shown on the plat of SPRING MEADOW ESTATES SECTION 4 of record in Plat Cabinet 7, Page 767, in the Office of the Clerk of the County Court of Bullitt County, Kentucky, being parts of the same property conveyed to the party of the first part by Deed dated February 2, 1971, and recorded in Deed Book 144, Page 97, in the aforesaid Clerk's Office and

WHEREAS, the party of the first part does hereby impose upon the above described lots the restrictions hereinafter set out;

1. Each lot above described shall be used for private, single family residence purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two (2) stories in height and a private garage for no more than two (2) cars on each lot.
2. The plans and specifications for each house and each garage or carport and the type of exterior material, and driveway entrance to the street shall be approved in writing before the work is begun by the party of the first part or by anyone that it may authorize in writing.
3. The ground floor of the one-story house shall be a minimum of 1,250 square feet. A one and a half story house or two-story house shall have a ground floor of at least 750 square feet. Open porches and attached garages are not to be included in computing the floor area. Square footage shall be measured by the exterior dimension of the main outside walls.
4. Lawn grades and house elevations and location of house and garage are to be approved in the same manner as the plans and specifications under Paragraph 2. Building setback lines on the recorded plat shall be observed as a minimum.
5. Any fencing shall be of hedge or ornamental open type, and shall not extend nearer to the front line of the lot than the front wall of the residence nor nearer the side street on corner lots than hedge or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersections of the street lines, or in case of a rounded property corner from the intersection of the street property lines extended. No trees shall be permitted to remain within such distance of such intersections unless the foliage line is maintained to prevent obstruction of sight lines to a height of ten (10) feet. The location and type of any fence shall be approved before work is begun, the same as the residence and garage under Paragraph 2 of the Restrictions.
6. The plans, specifications, location, elevation, size, type of materials of any addition to or alterations of existing improvements, shall be approved in writing before the work is begun, the same as the residence and garage under Paragraph 2 of these Restrictions.
7. All driveways are to be either asphalt or concrete. This requirement must be completed within one (1) year after occupancy.
8. The landscaping of finished lots shall be completed within one (1) year of occupancy.
9. Culvert pipes will be installed where needed to maintain proper drainage. It may be omitted if the ditch is shallow and driveway is level with the bottoms of the ditch and will not obstruct the flow of water. This will be done at the expense of the lot owner prior to completion of construction.