

**RESTRICTIONS FOR
"THE VILLAGE AT LAKE CUMBERLAND"**

1. All lots shall be restricted for residential use and single family private dwelling exclusively. No lot shall be used for agricultural purpose. Personal gardens shall be permitted in the rear or to the side of the dwelling. No commercial activities or businesses open to the general public shall be permitted.
2. Only one (1) residence may be constructed on each lot.
3. No single wide structure or mobile homes allowed.
4. Double Wide Homes, Pre-Manufactured Homes, and Modular homes of 1000 square feet of heated living area or more shall be permitted if newly constructed. No homes more than one (1) year past manufacturing or previously permanently placed shall be permitted.
5. No lot shall be subdivided into smaller unit or units.
6. All lots are subject to utility easements present or future as recorded in the subdivision plat and there is reserved and granted herein a right-of-way for utilities to be installed, placed and maintained on and above the premises described herein, which utilities shall not be restrictive to serving only the property hereinabove described. Developers shall attempt to locate such utilities on the property lines, whenever reasonably practicable. Developers reserve the right of ingress to and egress from any lots for the installation and maintenance of water lines or utility poles and lines. Developers also agree to restore the land surface to the condition existing prior to installation or maintenance work. Each lot shall be deemed subject to a perpetual easement for public utility installation and maintenance and for roads and drainage as shown on plat. The developers shall not under any circumstances be held responsible for any underground natural conditions.
7. Minimum building set back to be thirty-five (35) feet from the front and back lines with a ten (10) foot minimum on the sides.
8. The front of the primary structure shall be faced with brick, rock, stone or vinyl siding.
9. There shall be no provisions made for the purpose of keeping pets for the purpose of resale or operation of a kennel. Personal pets such as dogs or cats may be kept only for family enjoyment.
10. No satellite dishes, outbuildings, or other structures shall be permitted in

front or on the side of the primary or residential structures.

11. Any and all lots shall be mowed at least twice a year through and including the growing season to maintain the overall appearance of the subdivision.

12. No vacant lots shall not be used for the purpose of parking vehicles such as tractor, trailers, vacation type mobile homes, heavy equipment, or inoperable vehicles.

13. Permanent parking or overnight parking on the streets or right-of-ways shall not be permitted.

14. No commercial or agricultural animals shall be kept on any lot.

15. No junk vehicles or other vehicles which are unroadworthy or inoperable are to be kept where they are visible. No boats or trailers shall be stored or parked between the front line of the residence and the roadway.

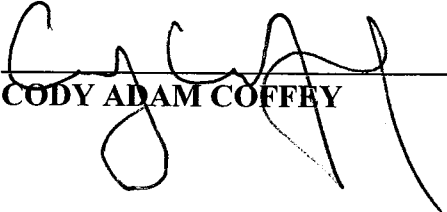
16. The above listed restrictions shall run with the land described by legal description and/or plat of this subdivision. All restrictions and covenants shall be binding upon all parties, persons, heirs, assigns, and/or successors in title who presently have or obtain ownership of the subject land.

17. No commercial signs shall be permitted except that a commercial sign may be placed on Lots 9 or 10.

C & D LIVESTOCK

BY: 
MCKINLEY DREW RICHARDS



MCKINLEY DREW RICHARDS


CODY ADAM COFFEY

C & D LIVESTOCK

BY: 
CODY ADAM COFFEY


ALYSA JAN RICHARDS



MEGAN MCKENZIE COFFEY

COMMONWEALTH OF KENTUCKY

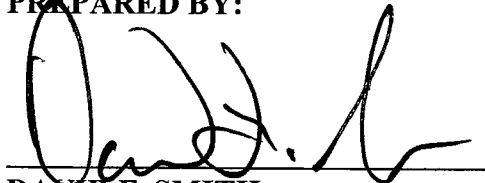
STATE AT LARGE

The foregoing was sworn to, subscribed and acknowledged to be the free act and deed of **MCKINLEY DREW RICHARDS & CODY ADAM COFFEY, dba C & D LIVESTOCK, MCKINLEY DREW RICHARDS, ALYSA JAN RICHARDS, CODY ADAM COFFEY & MEGAN MCKENZIE COFFEY**, on this the 9 day of November, 2020.

(Seal-if Notary out of State)


NOTARY PUBLIC
NOTARY ID#: 628892
MY COMM. EXPIRES: 8-31-2023
(If outside the Commonwealth of Kentucky, please affix seal)

PREPARED BY:



DAVID F. SMITH
ATTORNEY AT LAW
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RUSSELL SPRINGS, KY 42642
PH. 270-866-2255

Book: 23 Pages: 735-737 (3)
Name: MR Deed Tax: \$0.00
SUE POPPLEWELL BROCKMAN
RUSSELL COUNTY
2/1/2021 1:25 PM
D.C: Paige.Coe



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