

STATE FEE \$ 1.00
CLERK FEE \$ 4.50
FLAT \$ _____

BOOK 206 PAGE 518

*You Amended Restr
See Deed Bk 241 Pg 19
Mira Moomy
Up Laneside*

DEED OF RESTRICTIONS OF SYCAMORE BEND SUBDIVISION

This DEED OF RESTRICTIONS made this 10th day of May, 1977 by and between Sycamore Bend, Inc., a Kentucky Corporation, first party and Sycamore Bend, Inc., a Kentucky Corporation, second party, all parties of Shepherdsville, Kentucky.

WITNESSETH: That parties are the owners of all the lots in the subdivision known as Sycamore Bend Section Two (2), plat of which is recorded in Plat Book 7 Page 4 in the office of the Clerk of the Bullitt County Court, and being part of the tract of land acquired by the parties herein by deed dated March 24, 1976 and recorded in Deed Book 195 Page 27 and subdivided as shown by plat recorded in Plat Book 7 Page 4 in the office of the Clerk aforesaid; and that the parties desire to protect said subdivision by appropriate restrictions as to the sale, use and improvements of the lots therein.

NOW THEREFORE, the parties impose on lots numbered twenty-four (24) through sixty-one (61) being all of the lots in Section Two (2) of Sycamore Bend Subdivision as shown on recorded plat aforesaid, the following restrictions to run with the land and be binding on all parties and all persons claiming under them until January 1, 1990. At which time said covenants and restrictions shall be extended for successive periods of ten (10) years each unless by vote of a majority of the owners of the lots in Section Two (2) and any other Section subdivided from the original tract it is agreed in writing duly recorded to change said covenants and restrictions in whole or in part.

1. No structure shall be erected, altered, placed or permitted to remain on any lot herein other than one (1) single family dwelling, and a private garage for not more than four (4) automobiles.

2. No residence, garage or open porches shall be erected on any lot nearer than fifteen (15) feet to the side lot line. No trailer, tent, shack, or other out-building or accessory building

W. S. B. GIVHAN
Attorney at Law
National Building
Alley at Third
Shepherdsville,
Kentucky 40165
543-2218

*9/23/77
Delivered
George R. Mill*

may be installed or erected in the Subdivision, nor shall any such building, nor any basement of incomplete residence be used at any time as a residence either temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.

3. No woven wire, barb wire fences shall be erected. Fences of an ornamental design which are properly maintained will be allowed. No fences shall be erected on any lot along the roadway or nearer to the roadway than the rear of any residence on that lot. Chain link fences are expressly authorized so long as such fences otherwise comply with these restrictions.

4. The ground floor area of any residence, exclusive of open porches and garages, shall be:

- a. Not less than 1,400 square feet for a one (1) story residence.
- b. Not less than 1,200 square feet for a one and one half (1 1/2) story residence.
- c. Not less than 1,100 square feet for a two (2) story or bi-level residence.
- d. Not less than 1,200 square feet for a tri-level residence. The ground floor area shall be considered the first two levels for a tri-level measurement.
- e. No V-crimp or corrugated metal roofs shall be permitted on residence or garage.

5. All lots shall be kept mowed and in a neat condition so that no weeds or grass exceed twelve (12) inches in height in areas which may safely be mowed with tractors and mower.

6. No vegetable garden may be maintained on any lot except at the rear of the dwelling and not until construction of a dwelling is commenced.

7. No garage shall be erected until after, or along with, the erection of a residence. Unless the garage is attached to the residence, said garage shall not be closer to the roadway than the residence. Any garage erected shall be of the same material as the residence.

8. No animals may be kept on any lot except small domestic pets. No noxious or offensive activity nor any commercial or industrial trade or business shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, any annoyance or nuisance to the neighborhood. No boats, campers, mobile homes or trailers may be stored or habitually parked outside.

9. Easements for installation and maintenance of utilities, over the street right of ways, and walkways are reserved as shown on the recorded plat. No structure shall be placed or permitted to remain which may damage or interfere with the walkways if any, or with the installation and maintenance of utilities, or which may obstruct or retard the flow of water through drainage channels in the easements. All driveways shall be concrete or asphalt construction extending to the hard asphalt surface of street.

10. No parking shall be permitted in the front yards of any of the lots. No vehicle shall be regularly or habitually parked on any street within the subdivision and every owner of a residence or lot in said subdivision shall provide adequate facilities for off-street parking for all vehicles kept on the premises. No auto repairs or maintenance of any kind shall take place in front yards or street rights of way.

11. All bottle gas or fuel oil installations used above ground shall be located in the rear of the house and screened.

12. No lot in Sycamore Bend Subdivision Section Two (2) shall be subdivided or sold as less than one tract and only one single family residence may be built on each lot.

13. A building line set back is imposed upon those lots as shown on the recorded plat aforementioned.

14. No outside toilet facilities will be permitted, and

adequate laterals and sewerage disposal systems or sanitary sewer connections meeting Kentucky Department of Health Regulations are required.

15. The use of each lot is restricted to use for residential purposes only, except that a real estate sales office may be maintained by agents of Sycamore Bend, Inc. on any lot.

16. The first party and its successors reserve the right to approve or reject construction plans and outside specifications of any building erected upon any lot of Section Two (2) Sycamore Bend Subdivision. Such approval or rejection shall be in writing and shall issue within seven working days. Approval of plans and specifications shall not be unreasonably withheld. It is the intention of the parties hereto to maintain general control over the architectural design and scheme of this subdivision and improvements erected thereon to the end that the design and effect of the design of such improvements is compatible with its plan of general development.

17. The first party and its successors reserve the right to impose different restrictions upon other sections subdivided from the original tract.

The restrictive covenants contained herein shall be effective and run with the land.

IN TESTIMONY WHEREOF witness the signatures of the parties hereto this day and year first herein written as authorized by their Board of Directors.

SYCAMORE BEND, INC.

By Maxie Armstrong
Maxie Armstrong, President

By George Miller
George Miller, Vice-President

SYCAMORE BEND, INC.

By Maxie Armstrong
Maxie Armstrong, President

By George Miller
George Miller, Vice-President

STATE OF KENTUCKY

COUNTY OF BULLITT

I, the undersigned notary public for and in the County and State aforesaid hereby certify that the foregoing instrument was produced before me in said county and state and acknowledged by Maxie Armstrong, President and George Miller, Vice-President, of Sycamore Bend, Inc., to be their true act and deed and the true act and deed of said corporation as first and second parties herein.

WITNESS my signature this 10 day of May, 1977.

Raymond L. Crow
Notary Public, Kentucky State at Large
My commission expires
5-29-79

Instrument drafted by:

THOMAS B. GIVHAN LAW OFFICES

John E. Spainhour
John E. Spainhour
Attorney at Law
Professional Building
Shepherdsville, Kentucky 40165
nh



STATE OF KENTUCKY }
COUNTY OF BULLITT } Sct.

A. NINA MOONEY, Clerk of the Bullitt County Court for the County and State aforesaid, certify that on May 16 1977 at 1:31 the foregoing Set was produced to me in my said office and lodged for record. Whereupon I have duly recorded the same in my office.

Witness my hand this 16th day of May 1977
By A. Nina Mooney Clerk
(Blatter) D. C.

THOMAS B. GIVHAN
Attorney at Law
Professional Building
Alley at Third
Shepherdsville,
Kentucky 40165
543-2218