

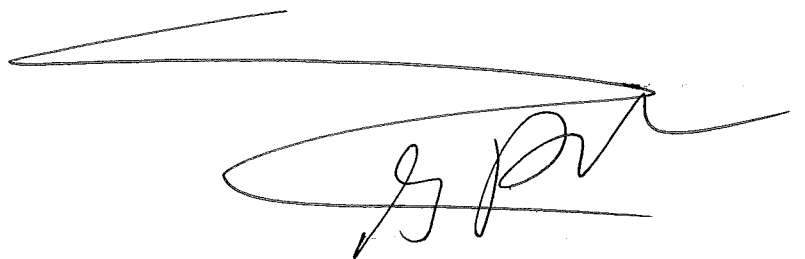
Note

Road This
First

Yes recorded
→ Looks like we place Recorded #567
Restrictions 28th Sept. 2002 on
The whole tract.

Recorded
→ * And then we place Different Res. s
on Mornview Ph. I
* And other different Res. on
Mornview Ph II

Blue Springs Sub.
is NOT the same
as
Morning View Sub.
But All the same
original Deed,



Kentucky Highlands, LLC

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◇ 502.955.6103 - fax
502.955.5330 - home office

Ph. 2

Blue Springs Estates - Lewis county, Kentucky

Morningview Restrictions Phase 2 - *as amended from Morningview Restrictions - Phase 1*

Tract Restrictions : effective as of 06/04/2006

◇ (01) Tracts may not be subdivided, only one residence per tract.

◇ (02) a. No mobile-homes, only stick built or prefab homes over 1500 square feet, and on a permanent foundation. Square footage calculation not to include any garage footage, attached or not.

b. Unattached Garages and barns permitted only in rear of the home.

c. No swimming pools on the front lawn.

d. No large satellite receivers over 3-feet dia. on the front lawn.

e. No parking in the street.

(03) adequate health department approved septic system

◇ (04) Houses in phase-2 Morningview must have at least a 25 foot set back from the right of way.

No barns, or structures over top of utility easements. No padlocking of horse/footpath easement.

No fences on right of way in accordance with county rules.

◇ a. All barns, out-buildings, garages or similar structures must be block, brick, wood, or appear to be wood.

◇ b. All barns and other structures must be maintained in good condition and neatly painted. ◇

c. No feed lots within 100 feet of front property line, or 40 feet of other property owners property line.

parties ; initial here :

_____/_____
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(05) a. 30 foot horse-trail / footpath only easement in back of tracts, (top of ridges) also respecting, a pre-existing 30' easement on tract #5 north, extending from Blue Springs Drive *north* up to the { *old* } Zornes property line, then north-east up to top of ridge, then east to north tract #1 and along ridge to power line.

b. 35 foot easement horse-trail / footpath only easement on NW side of south tract #1, boundary with Mckee farm extending from Blue Spring road to top of ridge, including a 50 foot easement horse-trail / footpath only easement access across tract 1 driveway-bridge/culvert, and extending for 200 feet up the hill to the south-west, before converting to a 35 foot easement.

c. Easements may not be fenced or obstructed so as to prevent horses and / or hikers from traversing.

d. These easements are for the use of Blue Spring property owners only, and their invited guests.

e. No motorized vehicles allowed on riding trails, except electric-handicapped, and maintaince equipment.

f. All users of these riding trail easements are responsible for the reasonable care and maintaince of the trail.

(No Littering or Fires on the easements)

g. No cutting of standing trees, or trespassing off of the trail easements. (Fallen trees may be notched-cut on the easement by non-property owner trail-users only when, and only where they block the trail.

h. All users of said riding trail easements are responsible for their own safety; And parents and only parents, are responsible for the safety of their children.

i. No hunting on the riding foot trail easements, except by the property owner and their guests.

parties ; initial here : _____/_____

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(06) All fences within 150 feet of front property line, must be square wood post, 4-plank, 5 inch or 6 inch wide wood boards, painted, varnished or stained, and maintained in good condition.

(07) No unsightly junk visible from the street, or from other property owners

a. No inoperable junk autos

b. no piles of garbage / trash / waste

(all trash must be removed "hailed-away")

c. all fire damaged homes or other structures

to be rebuilt, and / or cleaned up within a year of fire

d. no high weeds, un-kept lawns, or un-kept gardens

visible from the street.

(08) It is suggested but not required that there be :

*No unveiled, or upwards turned accent lights,
or unveiled security lights, or unveiled bright lights
of any kind contributing to light-pollution*

*(exempting 4th of July fireworks,
and exempting normal Christmas lights,
that are in use only during the month of December)*

*All night security lights should be aimed towards the ground,
at a reasonable angle.*

All night security lights must be shrouded by a flat or parabolic top-covering veil, that has a flattened diameter equal to no less than 5 times the diameter of the light source.

parties ; initial here : _____ / _____

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(09) Pets and livestock permitted but must be confined and not allowed to roam off the premises.

No unleashed / uncaged dangerous animals.

(Lions, Tigers, Goats and Swine are expressly forbidden)

No commercial dog kennels.

(10) Unnecessary Noise of all kinds is to be kept to a minimum.

(11) No commercial or industrial business conducted on premises other than what may be considered a normal home business.

(12) Trimming, thinning, and cutting mature trees for sale or for own use is allowed, but no clear-cutting of trees.

(13) These restrictions to run with the land.

(14) These restrictions can be changed or modified by 51% majority vote of all property owners of portion of the original tract of land, 186 ac.

Each sub-divided tract to have one (1) vote.

**(15) Seller/ Developer to retain right to have different restrictions
on future sections of original tract.**

end of document

**I the purchaser having being made a offer for the purchase of affected property,
being described as , , Lewis County Kentucky acknowledge a receipt of a copy of
these restrictions.**

Purchaser : Date : / /

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