

FOR

CROSSWOODS SUBDIVISION UNIT 1-A

1978

*starts here*

WHEREAS, KINDRED HOMES, INC. a Kentucky corporation, is the owner and developer of the property herein-after described, and

WHEREAS, KINDRED HOMES, INC. desires to maintain uniformity with respect to the use and occupancy of said property in order to enhance and to maintain its value, and to render it more attractive in appearance, now

THEREFORE, KINDRED HOMES, INC. does hereby make, constitute and establish the following covenants, conditions and restrictions as to the use and occupancy of the property designated as Crosswoods Subdivision, Jessamine County, Kentucky as more particularly described herein:

1. LAND USE AND BUILDING TYPE. 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 stories in height.

2. CONSTRUCTION AND AREA. Any dwelling erected, placed, altered, or permitted to remain on any lot in Crosswoods Subdivision shall be of predominantly masonry construction; provided, however, that Kindred Homes, Inc. does hereby reserve the right but not the obligation to waive this restriction in its sole discretion. The minimum ground floor area of the main structure, exclusive of one-story open porches, garages and car-ports which may be erected, placed, altered, or permitted to remain on any lot in the subdivision shall be as follows:

1. 1,400 square feet for any structure with a 2-car attached garage.

2. 1,600 square feet for any such structure with a split-foyer or walk-out basement with a garage on the lower level.

3. 1,250 square feet for any split-level structure with a two-car attached garage.

4. 1,250 square feet for the ground floor of any one and one-half story structure with a two-car attached garage.

5. 1,100 square feet for the ground floor area of any two-story structure with a two-car attached garage.

3. CONSTRUCTION OF DRIVEWAYS. All driveways constructed on any lot in said subdivision shall be of concrete or asphalt as approved by Kindred Homes, Inc.

4. MINIMUM BUILDING LOT. No dwelling shall be erected or placed on any lot unless such lot shall have a width of 93 feet or more at the minimum setback line and the placing of a dwelling on a lot shall conform in every respect to the building lines shown on the recorded plat of Crosswoods Subdivision.

5. NUISANCES. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement of uncompleted structure, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

7. APPROVAL OF BUILDING PLANS. Kindred Homes, Inc. is hereby granted the right but is not obligated to approve all plans, specifications, elevations, and plot plan, including location on lot, for the erection of improvements on all lots in said subdivision.

8. ENFORCEMENT. Enforcement shall be by proceedings by law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

9. SEVERABILITY. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

10. TERM. All of the above restrictions, conditions, and covenants shall be effective until July 15, 2004, after which

time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

11. EASEMENTS. An easement is hereby reserved in favor of Kindred Homes, Inc., its successors and assigns, as described in the recorded plats of said subdivision for the purpose of constructing, maintaining, repairing electric poles and lines, all utilities and drainage facilities, and the right is hereby reserved to enter upon said property at any and all reasonable times for the purpose of installing, maintaining and repairing same.

12. OUTBUILDINGS. No detached building shall be erected, altered, placed, or permitted to remain on any lot without the prior written consent of Kindred Homes, Inc.

13. FENCES. No fences of any kind shall be permitted within the area between the minimum setback line and the street on which any lot shall front, and no rear fences over five feet in height shall be permitted to be erected or placed on any lot.

14. AREA PROTECTED. The above restrictions, covenants and conditions shall apply only to the 22.7 acres of Crosswoods Subdivision as shown on the plats thereof now filed or hereafter to be filed in the Jessamine County Court Clerk's Office.

IN TESTIMONY WHEREOF, Kindred Homes, Inc. has caused these restrictions to be executed on this \_\_\_\_ day of

KINDRED HOMES, INC.

By: F. D. Kindred  
F. D. Kindred, President

Dan Davenport Enterprises, Inc.

By: Dan Davenport President

By: Michael D. Childers  
Michael D. Childers

PREPARED BY  
F. D. Kindred, Pres.  
Kindred Homes, Inc.

By: Richard E. Smith  
Peggy W. Smith

By: Clarence C. Lippert  
Mary A. Lippert

By: W. C. L. - Lippert  
Mary Rose Lippert

By: W. Montgomery  
Billy Montgomery

By: Alvin Coleman  
Andy Coleman

By: Lester Jackson  
Jewell Jackson

By: Harry Bradley  
William Bradley

By: David J. Lear  
Wanda Lear

By: W. Allen  
W. Allen

By: Ronald L. Hayhurst  
Paul M. Hayhurst

By: Harmon Marshall  
Carrie Mae Marshall

By: J. V. Hufford  
Mrs. J. V. Hufford

By: John Ridgway  
Gertrude Ridgway

By: Samuel B. Mullin  
Pauline Mullin

By: Robert A. Trull  
Angela B. Trull

By: Charlotte Freese  
Dennis L. Freese

By: Anna Miller  
Alice Watson

By: Russell W. Lampe  
L.

By: James R. Martin  
Edna R. Martin

By: Allen D. Cappel  
Ruth C. Cappel

441  
The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Dan Davenport, President of Dan Davenport Enterprises, Inc.  
before me this 14th day of April 1978. My commission expires \_\_\_\_\_  
11/13/78.

Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
E. D. Kindred, President of Kindred Homes, Inc.  
before me this 14th day of April 1978. My commission expires \_\_\_\_\_  
11/13/78.

Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Rodrick E. Smith and Peggy D. Smith  
before me this 14th day of April 1978. My commission expires \_\_\_\_\_  
11/13/78.

Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Clarence C. Lippert and Mary A. Lippert  
before me this 14th day of April 1978. My commission expires \_\_\_\_\_  
11/13/78.

Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Glen D. Perkins and Mary R. Perkins  
before me this 14th day of April 1978. My commission expires \_\_\_\_\_  
11/13/78.

Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Joe Montgomery, Jr. and Betty Montgomery  
before me this 14th day of April 1978. My commission expires \_\_\_\_\_  
11/13/78.

Paul R. Perkins  
Notary Public



The above amended restrictions are sworn and subscribed to by \_\_\_\_\_

Andy Coleman and Clare Coleman

before me this 14th day of April 1978. My commission expires 11/13/79.

Carl R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_

Luther Jackson and Jewel Jackson

before me this 14th day of April 1978. My commission expires 11/13/78.

Carl R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_

Donny R Breeding and Walena Breeding

before me this 21st day of April 1978. My commission expires 11/13/78.

Carl R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_

Daniel T. Lear and Wanda Lear

before me this 21st day of April 1978. My commission expires 11/13/78.

Carl R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_

Robert S. Allen and Helen Allen

before me this 21st day of April 1978. My commission expires 11/13/78.

Carl R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_

Ronald L. Gayhart and Shirley M. Gayhart

before me this 21st day of April 1978. My commission expires 11/13/78.

Carl R. Perkins  
Notary Public

BOOK 100 PAGE 110

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Herman Marshall and Susie Mae Marshall  
before me this 28th day of April 1978. My commission expires 11/13/78.  
\_\_\_\_\_  
Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Mr. J. V. Hufford and Mrs. J. V. Hufford  
before me this 28th day of April 1978. My commission expires 11/13/78.  
\_\_\_\_\_  
Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Louis Ridgway and Louise Ridgway  
before me this 28th day of April 1978. My commission expires 11/13/78.  
\_\_\_\_\_  
Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Kenneth Mullins and Pauline Mullins  
before me this 28th day of April 1978. My commission expires 11/13/78.  
\_\_\_\_\_  
Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Robert A. Teal and Ingrid B. Teal  
before me this 28th day of April 1978. My commission expires 11/13/78.  
\_\_\_\_\_  
Paul R. Perkins  
Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
Dennis L. Treadway and Charlotte Treadway  
before me this 5th day of May 1978. My commission expires 11/13/78.  
\_\_\_\_\_  
Paul R. Perkins  
Notary Public



The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
 Harlan Walters, Jr. and Alice A. Walters  
 before me this 5th day of May 1978. My commission expires 11/13/78.

Paul R. Perkins  
 Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
 Masten Childers and Judith D. Childers  
 before me this 5th day of May 1978. My commission expires 11/13/78.

Paul R. Perkins  
 Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
 Russell W. Lampe, Jr.  
 before me this 5th day of May 1978. My commission expires 11/13/78.

Paul R. Perkins  
 Notary Public

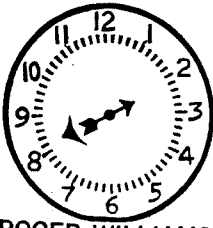
The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
 James R. Martin and Rita R. Martin  
 before me this 12th day of May 1978. My commission expires 11/13/78.

Paul R. Perkins  
 Notary Public

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
 Arden D. Coppler and Ruth A. Coppler  
 before me this 12th day of May 1978. My commission expires 11/13/78  
 STATE OF KENTUCKY  
 COUNTY OF JESSAMINE

Paul R. Perkins  
 Notary Public

MAY 24 '78 AM



ROGER WILLIAMS  
 JESSAMINE COUNTY CLERK

I, ROGER WILLIAMS, CLERK OF JESSAMINE  
 COUNTY COURT, HEREBY CERTIFY THAT  
 THE FOREGOING INSTRUMENT HAS BEEN  
 FILED IN MY OFFICE FOR RECORD, AT  
8:10 A.M. ON THE 24th DAY OF  
May, 1978

Roger Williams CLERK  
Kathryn Adams D.C.

The above amended restrictions are sworn and subscribed to by \_\_\_\_\_  
 before me this \_\_\_\_\_ day of \_\_\_\_\_ 1978. My commission expires \_\_\_\_\_

Notary Public

ORDERED TO RECORD  
 PAID \$ 14.50 INCL. TAX  
 DATE 5-24 1978  
 TIME 8:10 P.M.  
Roger Williams  
 JESSAMINE COUNTY CLERK  
 BY \_\_\_\_\_ D.C.

X

153 471

STATE OF KENTUCKY

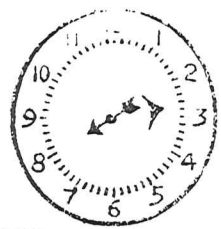
COUNTY OF JESSAMINE, SCT.....

I, the undersigned NOTARY PUBLIC, certify that the foregoing Deed was this day acknowledged before me by LAURENCE W. WOOD and SHARON L. WOOD, his wife, on this the 23<sup>rd</sup> day of MAY, 1978.

My Commission Expires: May 11, 1981

William Miles Brui  
NOTARY PUBLIC, JESSAMINE COUNTY, KENTUCKY

MAY 23 78 PM



ROGER WILLIAMS  
JESSAMINE COUNTY CLERK  
FILED 5.50

STATE OF KENTUCKY )  
COUNTY OF JESSAMINE )

I, ROGER WILLIAMS, CLERK OF JESSAMINE COUNTY COURT, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT HAS BEEN FILED IN MY OFFICE FOR RECORD, AT 2:40 P. M. ON THE 23<sup>rd</sup> DAY OF May, 1978

Roger Williams CLERK  
BY: Kathryn Adams D.C.