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RESTRICTIVE COVENANTS FOR
BROADVIEW SUBDIVISION

WHEREAS, Grover Stone and his wife, Dorothy Lee Stone, are the owners of a certain parcel of land located East of the City of Henderson on U. S. Highway 60, which parcel was conveyed to them by deed from Robert G. Trimble, Trustee, dated March 13, 1975, and recorded in Deed Book 277, page 255, and by deed from Elvis Stone and his wife, Daisy Lee Stone, dated December 17, 1976, and recorded in Deed Book 291, page 13, both in the Henderson County Court Clerk's Office, and

WHEREAS, a portion of said land has been subdivided into building lots known as Lots 3-5 and 7-12 in Broadview Subdivision, a plat of which is recorded in Plat Book 2, page 136, in the Henderson County Court Clerk's Office, and

WHEREAS, first parties, in order to insure the orderly development of Section 1 of said Subdivision and future sections to be developed at some later date, do hereby impose certain restrictions on the said lots now platted and all future lots in said Subdivision, which restrictions are as follows, to-wit:

1. DWELLING QUALITY AND SIZE. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1200 square feet of living area for a one story dwelling, nor less than 800 square feet on the ground floor for a dwelling of more than one story. A duplex, if approved by the Planning Commission, must be made to appear from the outside as a single family dwelling and cannot be approved unless the lot area is 15,000 square feet or more.

2. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. No building shall be located nearer than 30 feet to the rear lot line of any lot. For the purpose of the covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. In no event shall any building or portion thereof including eaves, steps and open porches be located nearer to an interior or side lot line than 10 feet.

3. Any residence erected upon the above lot shall be of either brick, frame, aluminum siding, stone or a combination of brick, frame, aluminum siding, and stone construction. No concrete block shall be used in the construction aforesaid where the exterior will be exposed, where three feet in height is exposed and pointed, etc.

4. No noxious or offensive activity shall be carried on upon said lots nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

5. No structure of a temporary character, including but not limited to mobile homes, trailers, basement, tent, shack, garage, barn or other outbuilding shall be used on the above lots at any time as a residence either temporarily or permanently.

6. No animals, reptilia, livestock or other poultry of any kind shall be raised, bred or kept on said lots, except household pets, and not be allowed to run loose from the property.

7. A hard surface driveway extending from the road or street upon which the dwelling on this lot fronts shall be completed to the garage or carport on the above lot at or prior to the completion of the dwelling upon said lot.

8. No individual water supply system shall be permitted on any lot. Only city water shall be used. No wells for private water systems shall be permitted or used.

9. All houses on said lots shall have a septic tank with a minimum capacity of 1,000 gallons and a minimum of 500 feet of field tile with 6 inches of #3 rock over and under with laterals 24 inches wide.

IN TESTIMONY WHEREOF, witness the hands of the property owners in said Subdivision, this the 21st day of July, 1977.

Grover Stone
GROVER STONE

Dorothy Lee Stone
DOROTHY LEE STONE

STATE OF KENTUCKY
COUNTY OF HENDERSON...SCT

The foregoing instrument was acknowledged before me by Grover Stone and his wife, Dorothy Lee Stone, this 21st day of July, 1977.

[Signature]
Notary Public

My Commission Expires:
June 25, 1980



[Signature]
[Illegible text]