

RESTRICTIVE COVENANTS FOR TRACTS AND LOTS

OAK HILLS SUBDIVISION

Restrictions for Tracts 1, 2, 5, 6, 10, 21, 27, 28, 29, 32, 37, 41 only.

1. The tracts covered hereby shall be used strictly for residential purposes.
2. No dwelling of less than 1200 square feet, excluding garage or carport, shall be erected upon any of said tracts.
3. 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 said tracts at any time as a dwelling, either temporarily or permanently.
4. No poultry or seine of any kind shall be raised, bred, or kept on said tracts.
5. Easements for installation and maintenance of public utilities are reserved as shown on the recorded plat.
6. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifteen (15) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five (5) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
7. Enforcements shall be by proceedings at law or in equity against the person or persons violating or attempting to violate any covenant either to restrain violation or recover damage.
8. Invalidation of any one of these conditions, covenants or restrictions by judgment or court order shall in no way affect any of the provisions which shall remain in full force and effect.

RESTRICTIVE COVENANTS FOR TRACTS AND LOTS

OAK HILLS SUBDIVISION

Restrictions for Lots 3,4,7,8,9,11,12,13,14,15,16,17,18,19,20,22,23, 24,25,26,30,31,33,34,35,36,38,39, and 40 only:

1. Said lots shall be used strictly for residential purposes and no structure shall be erected, altered, placed upon or permitted to remain on any lot other than one (1) detached dwelling not to exceed two (2) stories in height but if said dwelling shall be in form of a duplex, it shall be so constructed as to give the appearance of being a single family dwelling and same shall not appear on the exterior design to be a duplex; a private garage or carport for not more than two automobiles; and one outbuilding, not to exceed 600 square feet in floor area and one story in height with same exterior material restrictions as primary dwelling. There may be attached to the garage or carport, of the same architectural design, or be a part of the garage, or carport, a shelter house for lawn and garden tools and fixtures.
2. None of said lots shall be subdivided and only one dwelling shall be erected upon each lot. However, any two or more lots may be combined to make a larger lot than is shown on the plat.
3. No dwelling of less than 1200 square feet, excluding garage or carport, shall be erected upon the above lots.
4. No dwelling shall be erected on any lot the exterior finish of which is exposed tile, asphalt, siding, paper, cinder or concrete block. No dwelling shall be erected on any lot which does not have indoor toilet facilities.
5. No building shall be located on any lot line 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. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line or nearer than 15 feet to any side street line. No dwelling shall be located upon said lot nearer than 15 feet to any side line. No dwelling shall be set back more than 80 feet from the front lot line.
6. No noxious or offensive activity shall be carried on upon said

ADDRESS/DEVELOPMENT OAK HILLS SUBDIVISION PRICE see below MLS #

LOTS

LOT SIZE	
LOT NO./BLOCK	MUN. WATER <input type="checkbox"/> SEWER <input type="checkbox"/>
TAX MAP NO.	APP. PERC TEST
ASSESSMENT	ROAD SURFACE
TOT. TAXES	TYPOGRAPHY rolling
OWNER: Logan/Merrill	WOODED <input checked="" type="checkbox"/> OPEN <input type="checkbox"/>
DEED REF.	SURVEY 5 /
ZONING Residential	

Lots 8,9,12,13,14,15,16,17,18,19,22,23,24,25,30,31,33,36, -  
Each \$5,000.00. - each lot aprx. .50 acre.

Lots 4 & 7 - each \$6,000.00	aprx. 1.6 acres
Lots 3 & 40 - each \$7,000.00	#3- aprx. 1.07 acres- #40-.50
Lot 26 - \$5,500.00	aprx. .61 acre.
Lot 20,- \$7,500.00	aprx. 1.22 acree
XXXXXXXXXXXXXXXXXXXX	

DIRECTIONS & RESTRICTIONS Audubon Parkway - Hebbardsville Exit - left on Hwy 416

SEE COPY OF RESTRICTIONS IN HUBER OFFICE.

ADDRESS/DEVELOPMENT Oak Hills Sub-Division PRICE see below MLS #

LOT SIZE	
LOT NO./BLOCK	MUN. WATER <input type="checkbox"/> SEWER <input type="checkbox"/>
TAX MAP NO.	APP. PERC TEST
ASSESSMENT	ROAD SURFACE
TOT. TAXES	TYPOGRAPHY rolling
OWNER: Logan/Merrill	WOODED <input checked="" type="checkbox"/> OPEN <input type="checkbox"/>
DEED REF.	SURVEY
ZONING residential	

Lot 6 - \$25,200.00	aprx. 6.30 acres
Lot 32- \$28,000.00	aprx. 7 acres
Lot 5 - \$31,600.00	aprx. 8 acres
Lot 37 - \$36,000.00	aprx. 9 acres
Lot 29- \$40,000.00	aprx. 10 acres
Lot 21- \$48,000.00	aprx. 12 acres
Lots 1 & 2 - each \$45,000.00	- Aprx. 14 acres each,
Lot 27 - \$60,000.00	aprx. 15 acres
Lot 10 - \$64,000.00	aprx. 16 acres
Lot 28 - \$75,000.00	aprx. 25 acres

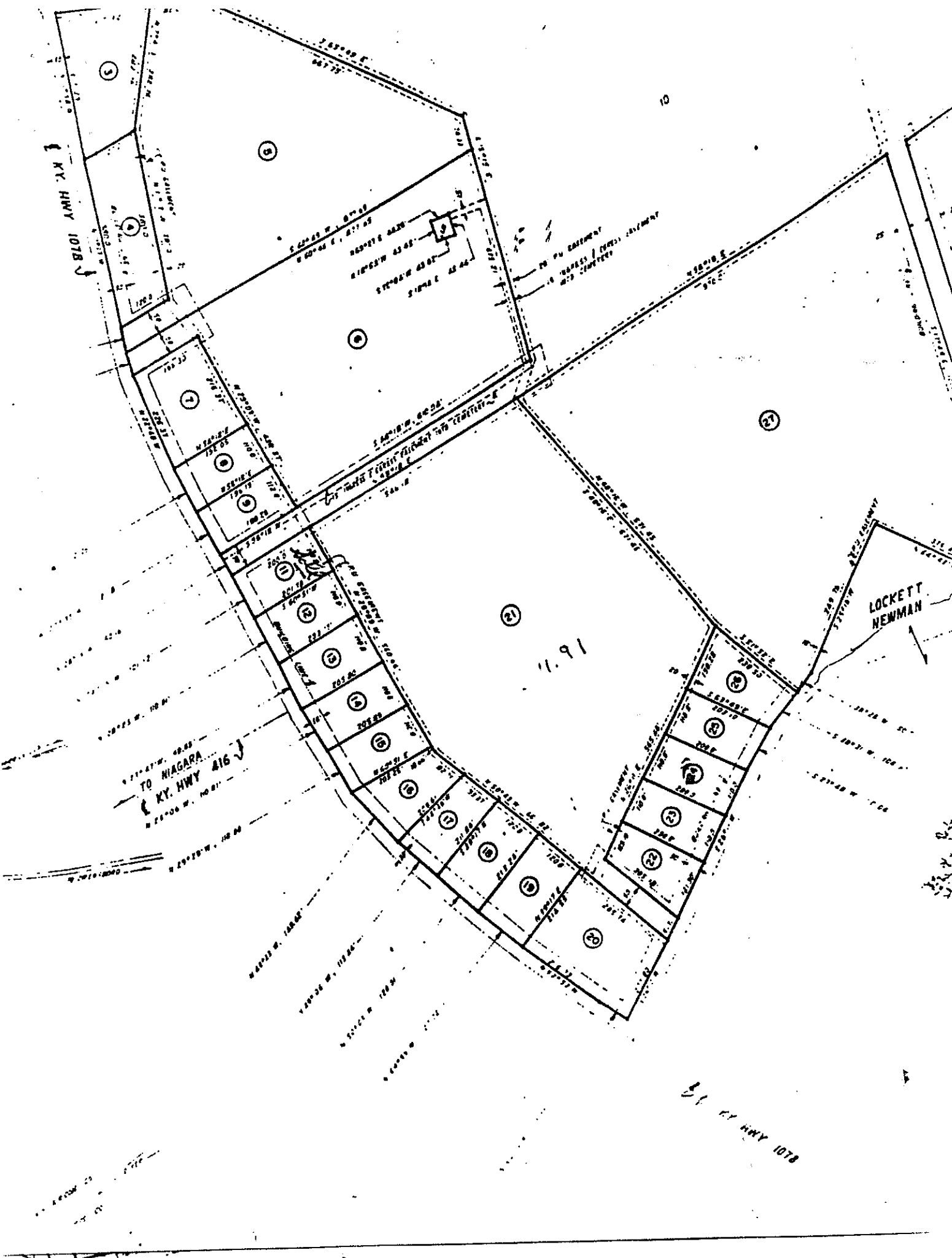
DIRECTIONS & RESTRICTIONS

OFFICE

PHONE

C

"Data contained herein is intended only for the Realtor. It is assumed by the selling and listing agency as correct to the best of their knowledge, they do not guarantee its correctness and assume no responsibility or liability for this printed data."



KY. HWY 1078

TO NIAGARA  
(KY. HWY 416)

LOCKETT  
NEWMAN

11.91

KY. HWY 1078

RESERVE AREA  
STORAGE AREA

TO THE EASTMENT

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE

RESERVE  
RESERVE