

RESTRICTIONS OF EVERLASTING SPRINGS ESTATES

WHEREAS, certain restrictions have existed in the past for Everlasting Springs Estates, which restrictions were most recently recorded in Plat Cabinet A, Slide 24 Trigg County Clerk's Office which are incorporated by reference as if set out in full; and

WHEREAS, the majority of the lot owners as set out below have agreed to revise, restate, and republish the restrictions in order to clarify that they are perpetual in nature and do in fact run with the land, with the consent forms held in the Everlasting Springs Property Owner's files,

NOW, THEREFORE, the following are set out as restrictions for Everlasting Springs Estates. These restrictions shall bind the owners and purchasers of these lots in the subdivision and shall run with the land described on the referenced plats, in perpetuity:

1. All of the following provisions and restrictions shall apply to the residential area of Everlasting Springs Estates Subdivision as designated in the plat that is filed in the Courthouse of Cadiz, Trigg County, Kentucky.

a. Only a residence, garage or tool house may be built on these lots and they must conform in appearance and construction.

b. All buildings must be built of new material.

c. All residential buildings must have 1000 square feet of floor space on ground floor excluding porches and carports and garages attached.

d. All buildings must be at least 30 feet from the front lot line and five feet from back or side lot lines.

e. Building materials must be of brick, stone, wood, block, vinyl, or aluminum siding and wood, block, vinyl or aluminum siding must be painted and maintained as such if not of permanent finish. No roll siding of any kind may be used. Any deviation must be approved by the majority of the homeowner's association.

f. All buildings must be kept up and maintained in a neat and orderly way.

g. All residential building must be completed within 180 working days after starting or owner must get written approval of delays from developers of Everlasting Springs Estates Subdivision.

h. Mobile homes will not be accepted.

LOGGED FOR RECORD
AT 9:50 A M

JUL 16 2002

REG. FEE 9.00 TAX
TRIGG COUNTY
WANDA H. THOMAS, CLERK
BY *Jewler* D.C.

h. Mobile homes will not be accepted.

i. No noxious or offensive activity shall be carried on upon any lot or anything be done thereon which may become an annoyance or nuisance to the neighborhood.

j. No outside toilet or privy shall be erected or maintained.

k. No animals or birds, other than household pets, will be permitted.

1. No lot shall be used as a dumping ground.

2. Easements are reserved along and within five feet of the rear line, front line and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, gas mains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities.

Said easement to also extend along any owner's side and rear property lines in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within five foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.

3. These restrictions shall be in force for 20 years and shall automatically be extended for successive periods of 10 years unless an instrument¹ signed by majority of the then owners of the lots in Everlasting Springs Estates Subdivision expressing their desires to change.

4. No dwelling shall be constructed below the 378 foot contour line and no floating docks, boat houses, etc. shall be constructed below the 378 foot contour line without first submitting plans and specifications to the Corps of Engineers and receiving their approval of such plans.

5. These provisions and restrictions shall be binding upon all owners of lots in Everlasting Springs Estates Subdivision, their heirs, and assigns.

These covenants and restrictions shall run with the land and shall be binding on all persons and parties claiming under them, in perpetuity.

IN WITNESS WHEREOF, the Everlasting Springs Estates owners and the majority of the owners of the lot owners publish these restrictions this 15 day of July, 2002.

[Signature] 62/63
OWNER LOT NO.

[Signature] 37/38
OWNER (4-29-02) LOT NO.

[Signature] 65/1/2 67
OWNER 9-11-02 LOT NO.

[Signature] 60+61
OWNER 4/2/10 LOT NO.

[Signature] 44/45
OWNER LOT NO.

[Signature] 72/1/3
OWNER LOT NO.

[Signature] 68/71
OWNER LOT NO.

[Signature] 18/19
OWNER LOT NO.

[Signature] 60/1/2/60
OWNER LOT NO.

[Signature] 52/53
OWNER LOT NO.
Balance unsold lots

~~OWNER LOT NO.~~

~~OWNER LOT NO.~~

~~OWNER LOT NO.~~

~~OWNER LOT NO.~~

~~OWNER LOT NO.~~

~~OWNER LOT NO.~~

~~OWNER LOT NO.~~

~~OWNER LOT NO.~~

PREPARED BY:

WOODALL & QUINN, PLLC
Attorneys at Law
P.O. Box 1549, 14 Court Place
Cadiz, Kentucky 42211
270/522-3481

[Signature]
H. B. QUINN

STATE OF KENTUCKY
COUNTY OF TRIGG, SCT:
I, WANDA H. THOMAS, Trigg County Clerk,
do certify that the foregoing restrictions
was on this day at 9:50 A m. Lodged in my
office for record. Where upon I have recorded
the same with this certificate in my said office
in MISC Book 38 Page 277.
Given under my hand this 16 day of
July 2002.
Wanda H. Thomas CLERK
Marcia Fowler DEPUTY