## 118110290ns: 764

## JAMES FARM RESTRICTIONS JAMES FARM APPEARS OF RECORD IN PLAT CABINET B, SLIDE 540. THE FOLLOWING RESTRICTIONS APPLY TO LOTS 1, 1-A, 1-B, 1-C, 1-D, 1-E, 2, 3, 4, 5, 6, 7, 8, 9 & 10

All tracts sold thereon shall be sold and conveyed subject to the following restrictions and conditions:

- No dwelling or building shall be erected on any tract less than 100 feet from the front property line.
- All dwellings shall be single family, for residential purposes, and shall have a minimum of 1,800 square feet of living area, excluding the garage.
- No manufactured or factory built homes of any type are to be placed on any tract.
- No carports shall be built on said tracts.
- No trailer, basement, mobile home, tent shack or other outbuilding shall be placed, erected or used at any time for a residence, either temporarily or permanently.
- 6. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other refuse, and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition
- No noxious or offensive activity shall be carried on upon any tract, nor shall anything
  be done thereon which may be or become as an annoyance or nuisance to the
  neighboring tracts
- 8. No swine shall be permitted to be kept on any said tract.
- No unlicensed motor vehicles or junk vehicles may be kept, stored, permitted or maintained on said tracts
- 10. The above stated restrictions shall run with the land and be binding on all owners of James Farm Tracts 1, 1-A, 1-B, 1-C, 1-D, 1-E, 2, 3, 4, 5, 6, 7, 8, 9 & 10, for a period of 30 years from date of this instrument. At the expiration of which time they shall be automatically extended for successive periods of 10 years each, unless by vote of the majority of the then tract owners it is agreed to change the restrictions in whole or in part.

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TONYA M HORN

COMMONWEALTH OF KENTUCKY)

ISCT

COUNTY OF MERCER

I. Kimber h.D. Conley Jones, Notary Public for the above mentioned Commonwealth and County, do hereby certify the above Restrictions were acknowledged, sworn to and subscribed to before me by Edward R. Horn and Tonya M. Horn, husband and wife, on this 19 day of March, 2003.

NOTARY PUBLIC, STATE AT LARGE, KY

My Commission Expires: 11-16-2003

State of Kentucky, County of Mercer, Sct.

I, Larry Short, Mercer County Clerk, do certify that the foregoing instrument was on this day, lodged for record, aft. S.M.M., which together with this and the loregoing certificate has been duty recorded in my office. Given under my hand this 19 day of 100. 20.03.

LARRY CHORT, CLERK