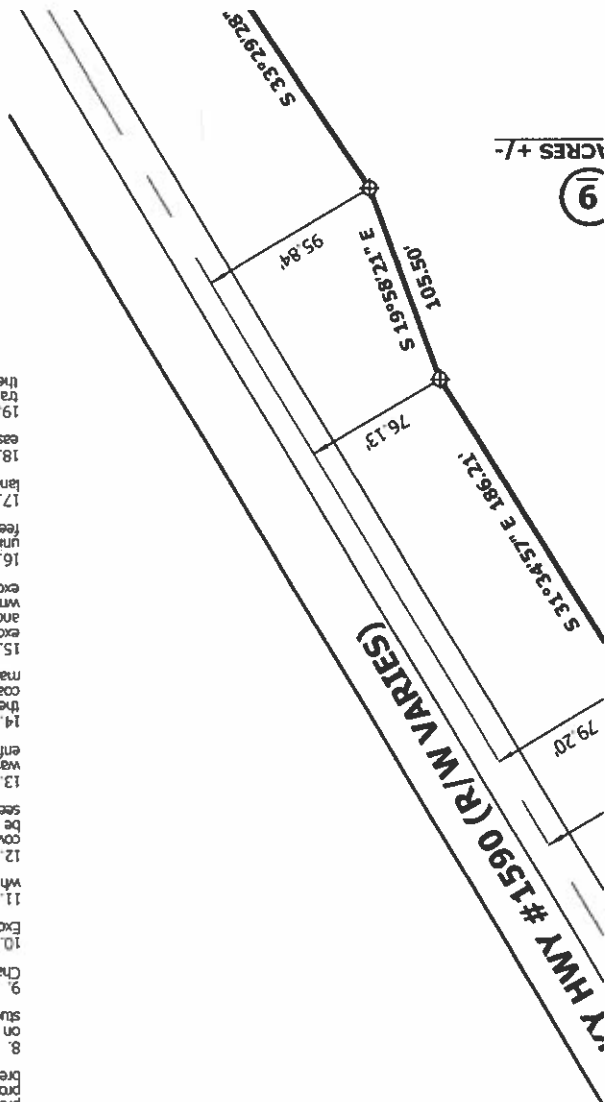


**LEA EDEN'S SUBDIVISION**

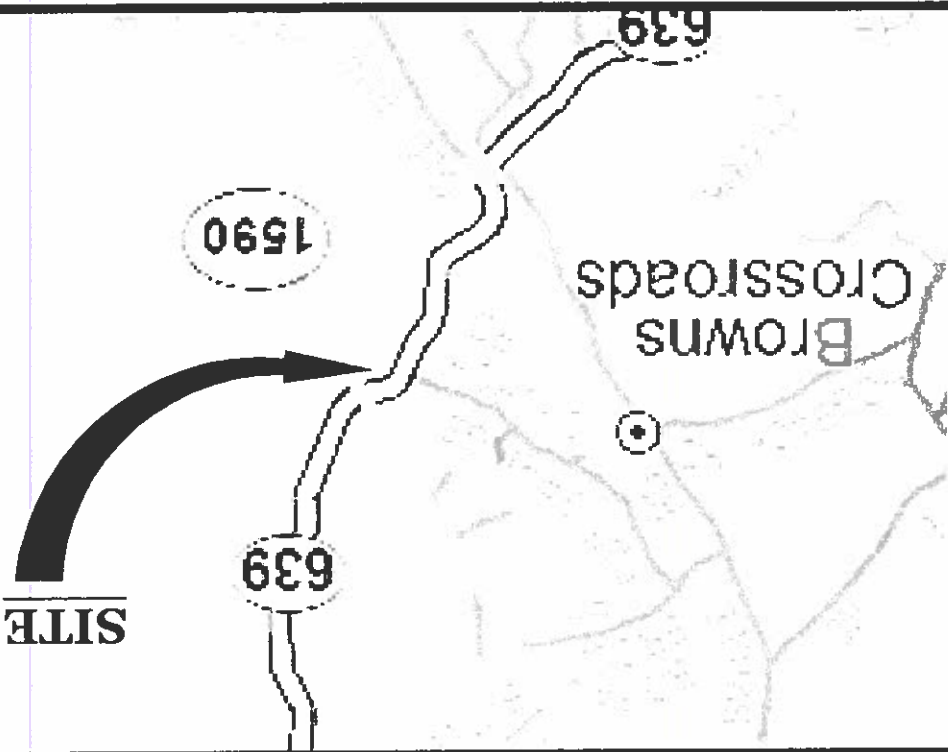
1. The lots/tracts shall be used exclusively for residential purposes with not more than one single family dwelling on any individual lot or tract. Any residential structure shall have a minimum of fourteen (14)00 square feet of heated and cooled living space.
2. The use of a residential structure for short term rental is a permissible use subject to the following conditions and rules:  
 There shall be no advertising signs used on the property for any purpose.  
 No rental period shall exceed one (1) month.  
 There shall be no long-term rentals. No rental period shall exceed one (1) month.  
 The landowner is responsible for compliance with the general restrictive covenants by any rental guest.  
 No vehicles may be parked off the premises subject to rental. No vehicles, trailers, or boats may be parked on the publicly used roads.  
 All trash or garbage receptacles must be hidden from view and maintained so as to provide aesthetic quality.  
 There shall be no mobile, modular or prefabricated homes or structures permitted on the lots or tracts. All dwellings, garages or storage facilities must be "stick-built" on the property and garages, and all other improvements, attached or unattached, must be constructed of the same materials as the residence. There shall be no temporary structures maintained on the property.
3. Homes and Garages shall be constructed of vinyl, metal, brick, or stone; roofs may be constructed of metal or shingle. The exterior of homes, garages, and outbuildings shall be deconstructed of like exterior siding.
4. No travel trailers or motor homes or tents shall be allowed for residences during construction of homes.
5. Construction of home(s) shall not exceed twelve (12) months from the breaking of ground.
6. The owner of any lot or lots within the development will at all times, keep the premises neat and clean and any improvements situated hereon shall be kept in good repair. Lots shall be maintained so as to inhibit the growth of weeds and underbrush. The accumulation of refuse, trash, inoperable vehicles, or anything that negatively affects the aesthetic value and economic value of the development is prohibited.
7. No horses, swine, cattle, poultry, or other types of animals typically raised or kept shall be permitted on the property. Dogs, cats, and animals typically kept as pets are permissible, but shall be confined to the pet owner's property. Pets may not be permitted to roam freely in the development area. No animal, including pets, may be bred or maintained for resale or commercial purposes.
8. No concrete block used in the foundation or poured wall(s) or elsewhere in the construction of any building on the lots shall be permitted to be visible above the ground level. Foundations must be covered with stone, brick, stucco, or of siding matching the structure's exterior.
9. Fencing on any property herein conveyed shall be limited to vinyl, metal, or select surface composite fencing. Chain link, painted wood, wood, split railing, or any form of wood shall not be permitted.
10. No outside toilet facilities or any type of outside privy shall be used or maintained on said premises. Exception: Commercial grade portable toilets are permitted during construction on said premises.
11. No noxious or offensive trade or activity shall be carried on any tract. Nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
12. The Developer(s) or any other property owner shall have the power and right to enforce the restrictive covenants. In the event of judicial enforcement or proceedings, the party or parties violating the restrictions shall be liable for any reasonable attorney fees, court costs, litigation costs, and related expenses incurred by the party seeking enforcement of the restrictive covenants.
13. Severance invalidation of any kind of the covenants by judgment of a Court with jurisdiction order shall in no way invalidate the others and they shall remain in full force and effect as they are severable and individually enforceable.
14. After the commencement of construction of any structure, fence, or wall permitted hereby to be constructed, the same shall be completed within a reasonable diligence, but in any event all exterior construction including finish coat of paint or stain shall be completed within one (1) year from the date of commencement. No structure may be maintained with an unfinished exterior such as unpainted foundations, tar paper skirting, or asphalt type siding.
15. No business of any description should be conducted upon the property hereby conveyed. This allows for exceptions: (a) a home office in which only the owners of the lot and the owner's immediate family are employed and when no customers or invitees come upon any lot for a commercial purpose; or (b) a home occupation such as writing or art/crafts production. No advertising signage may be used or displayed in connection with the stated exceptions. No commercial activity is permissible which causes adverse economic impact to other property owners.
16. The Owner-Developer(s) reserves the right to have the final say on all setbacks of said lot due to the unique terrain of each lot. There shall be at least two (2) feet set back from all property lines and at least five (5) feet set back along road frontages.
17. All lot owners shall be equally responsible for the repair and maintenance of the entrance, entrance landscaping, and roadway.
18. All lots of subject to any and all utility easements. In accordance with the East Kentucky Power 100 ft easement, no structure of any sort shall be permitted under the power lines.
19. The rights of each party under this agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other parties.



**FILED**  
 AT 9:13 AM  
 JUN 17 2024  
 CLINTON COUNTY  
 NATHAN COLLINS  
 COUNTY CLERK

**GENERAL RESTRICTIONS:**

**VICINITY MAP**



GPS NOTE  
 THIS IS BASED ON GNSS DATA COLLECTED USING BOTH WITH TREMBLE R-12 RECEIVERS (1.12.15 .JPGS, ZSS, SBAS). THE ENTIRETY OF THE DATA COLLECTED SURVEY WAS COLLECTED BY EITHER RTK OR STATIC APPROPRIATE OR BY CONVENTIONAL MEANS FROM CONTROL POINTS. RTK DATA WAS COLLECTED FOR ANY TOL POINTS AND BOUNDARY INFORMATION WAS WITH AN HRMS OF 0.04' OR LESS. VECTORS AND/OR CHECKED THROUGH STATIC OBSERVATIONS AND/OR DISTANCES SHOWN HEREON ARE BASED ON STATE IS SUBJECT TO THE APPLICABLE COMBINED SCALE ID WITH ASSUMED COORDINATES IN MAPPING PLANE (600) COORDINATES.

00 200 300  
 SCALE: 1" = 100'