

P2/755E

RESTRICTIONS OF THE SUBDIVISION OF THE NUNN PROPERTY

A SUBDIVISION IN BIG CLIFTY, KENTUCKY

Rec'd 50  
Ex. Pg.  
Date 10/25/24

Known All Men By These Presents:

That Donna Nunn, of Clarkson, Kentucky herein also referred to as the owner; does hereby declare, impose, and adopt the following real property restrictions upon the **Subdivision of the Nunn Property** as shown on Plat of same recorded in Plat Cabinet 2 at Slide 755D, in the office of the Grayson County Court Clerk's Office. Said developer acquired title to the aforesaid property by Deed dated October 18, 2003 and recorded in Deed Book 338 at Page 681, in the records of the Grayson County Court Clerk's Office.

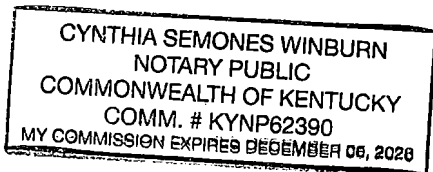
1. All dwellings shall contain no less than 950 sq. ft. of heated living space, excluding carports, basements, attached garages, decks and porches. If the residence is a multi-level structure, there shall be at least 800 sq. ft. on the ground floor.
2. Any modular or manufactured home shall be no older than 10 years of age by manufacturer date.
3. Single Wide Mobile homes are not allowed.
4. Any motor vehicles, boats, RV/campers not currently operating, licensed or not licensed, shall not be permitted to be parked on any lot except in a closed garage/building.
5. No camper or wheeled recreational vehicle shall be allowed to be used as a permanent residence.
6. All septic systems and sewers shall conform to all state and local regulations.
7. All lots are subject to existing public utility easements. No obstructions shall be permitted inside these easements. Maintenance of easements shall be the responsibility of the lot owner.
8. No obnoxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
9. No commercial poultry operation shall be allowed on any lot.
10. All the restrictions and provisions herein shall be deemed to be covenants running with the land and binding upon each purchaser of a lot, his/her/their heirs and assigns.
11. The owner of any lot may enforce these restrictions and covenants by proper legal proceedings and the invalidation of any one or more of these restrictions and covenants, or any part thereof, by judgment and order of any court, shall not affect the remaining restrictions and covenants which shall remain in full force and effect as herein provided.

Executed this the 28th day of September, 2024. By:

Donna Nunn  
DONNA NUNN, Developer

COMMONWEALTH OF KENTUCKY  
COUNTY OF GRAYSON

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 28th day of September, 2024 by DONNA NUNN to be her free and voluntary act and deed.



Christina Semones Winburn  
Notary Public  
Kentucky, State at Large  
My Commission Expires: 12-06-26  
Notary ID#: KYNP62390

PREPARED BY:

FHRA, Inc.  
120 W Market Street. Leitchfield, KY 42754

BY: Patrick L. Willis Patrick L. Willis

State of Kentucky, County of Grayson...SCT  
This instrument was filed for record on the  
25 day of October, 2024  
at 10:31 o'clock A M and duly recorded PAGE 1 OF 1  
Plat Book 338 2 Page 755E  
of the records of this office.  
Att. Charlotte Willis, Clerk  
By [Signature] Deputy Clerk