

MALONE MEADOWS SOUTHEAST
On Lake Malone
COVENANTS & RESTRICTIONS

MUHLENBERG COUNTY
D591 PG1468

1. All lots shall be residential except for owner occupied bed and breakfast housing (NO commercial development.)
2. No building shall be erected or placed on any lot other than a single family, private dwelling with garage and/or optional guesthouse. Pole barns are permitted providing a single family, private dwelling already exists.
3. All residences shall contain not less than 800 square feet living area for a one story, or 1200 square feet for a two-story building, exclusive of porches, garages, decks, patios, etc.
4. NO mobile homes, RV's, tents, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed on any lot as a residence, or for storage, either temporarily or permanently. Camping is not permitted.
5. No lot may be subdivided unless over 5 acres and all necessary approvals obtained. Minimum lot size shall be 2 acres.
6. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except household pets, which shall be under control of owner at all times. No trapping or hunting or discharging of firearms shall be permitted within the subdivision. Horses may be kept on property 5 acres or greater, allowing at least one acre per horse.
7. Residential buildings shall be used only as such, and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit any discarded motor vehicle, equipment, machinery, boats, appliances, or other scrap to be abandoned on his/her lot or remain there for more than ninety (90) days.
9. All residences shall be set back at least twenty-five (25) feet from any road, ten (10) feet from any side or back lot line, or easement of record.
10. All construction shall be of new materials and all residences shall be constructed with a siding material of finished wood, brick, Dryvit, stone, vinyl siding or metal alloys.
11. The minimum building requirements as set forth in these restrictions shall be fulfilled within one (1) year from the date construction began.
12. Easements are reserved along and within fifteen (15) feet of lot lines for the maintenance of public and quasi-public utilities.
13. Removal of trees to be kept at a minimum: clearing for house site, septic, garage and driveway. Refer to Fish & Wildlife regulations on cutting or trimming trees within 50 feet of water frontage.
14. These covenants are to run with the land and shall be binding on all persons claiming under them until the next proposed changes submitted by the board to the members for review and vote.
15. For violation of any of the covenants herein set forth any party hereto may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement of a nuisance, or in case of attempted violation, for prevention and restraint.
16. If any of the covenants and restrictions herein set forth shall be judicially invalidated, all others shall remain in full force and effect.
17. Upon sale or transfer of any lot a copy of said Covenants & Restrictions with new lot owner's signature and contact information must be provided to the board within 14 days of closing.

I have received the Malone Meadows Covenants & Restrictions: Revision Date 09/01/18

Signature: _____

Date: _____

Instrument prepared by:
Karen S. Wagenknecht
Vice President
Malone Meadows South East, Inc.
841 White Feather Loop
Lewisburg, KY 42256

Karen S. Wagenknecht

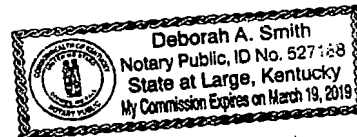
STATE OF KENTUCKY
COUNTY OF MUHLENBERG

For Malone Meadows South East, Inc.
James M. Hendricks
James M. Hendricks, President
711 White Feather Loop
Lewisburg, KY 42256

Subscribed by, sworn and acknowledged before me this 28 day of Jan 2019,
by James M. Hendricks, President of Malone Meadows South East, Inc., on behalf of the
corporation.

My commission expires: 3-19-19

Deborah A. Smith 527188 3-19-19
Notary Public



DOCUMENT NO: 284127
RECORDED: January 28, 2019 01:35:00 PM
TOTAL FEES: \$13.00
COUNTY CLERK: CRYSTAL SMITH
DEPUTY CLERK: SHERRY R. WHITNEY
COUNTY: MUHLENBERG COUNTY
BOOK: D591 PAGES: 1468 - 1469