

DECLARATION OF RESTRICTIONS

FOR

STONEWALL ESTATES SUBDIVISION

This DEED OF RESTRICTIONS, made and entered into on this, 23 day of June, 1988, intends to establish a general plan for the use, occupancy, and enjoyment of STONEWALL ESTATES SUBDIVISION.

WITNESETH:

THAT, WHEREAS, the homeowners are the owners of STONEWALL ESTATES SUBDIVISION in the City of Richmond, Madison County, Kentucky; and

WHEREAS, the homeowners intend to establish a general plan for the use, and occupancy and enjoyment of the subdivision; and

WHEREAS, in an effort to maintain uniformity in said use and occupancy, the homeowners desire to create certain restrictions as to the lots in the subdivision.

NOW, THEREFORE, the homeowners do hereby establish the following covenants, conditions and restrictions as to the use and occupancy of all lots in Stonewall Estates Subdivision as shown by plat of record in the Office of the Madison County Court Clerk at Plat Book 8, Page 264, as follows:

1. PRIMARY USE RESTRICTIONS: No lot in STONEWALL ESTATES SUBDIVISION shall be used except for private single family residential purposes. No structure shall be erected, placed or altered or permitted to remain on any lot except one single family dwelling designed for the occupancy of one family (including any domestic servants living on the premises), not to exceed two and one-half stories in height and which shall contain a private garage (attached or detached) .

2. APPROVAL OF CONSTRUCTION PLANS: It is the intention of these restrictions and conditions that only residences of architectural merit, good design and suitable material shall be erected in STONEWALL ESTATES SUBDIVISION. Accordingly, the plans and specifications for the erection or the alteration of any building, fence, wall or other structure must be approved in writing by the STONEWALL ESTATES HOMEOWNERS ASSOCIATION ("ASSOCIATION") or a two-thirds majority of the homeowners of STONEWALL ESTATES SUBDIVISION before construction is begun. The plans submitted must show the nature, kind, shape, heights, materials, floor plans and be accompanied by a diagram of the lot, setting forth the exact location of all proposed structures whatsoever and the grading plan of the lot. The plans and specifications must be left on file with the ASSOCIATION. No fence or wall of any nature may be extended toward the front or street side property line beyond the front or side wall of the residences. The ASSOCIATION or a two-thirds

