

**SECOND AMENDMENT TO THE  
COVENANTS AND RESTRICTIONS FOR  
MORGAN MANOR SUBDIVISION**

This Second Amendment to the Covenants and Restrictions of the Morgan Manor Subdivision amends the Amended and Restated Covenants and Restrictions for Morgan Manor Subdivision, filed of record on June 20, 2017, in Miscellaneous Book 45, Page 802, in the Scott County Clerk's Office.

The following amendments to the Amended and Restated Covenants and Restrictions for Morgan Manor Subdivision were adopted by the Morgan Manor Subdivision Homeowners' Association, Inc. ("Association") by the vote of the Association's members at a special meeting called for such purpose on April 13, 2019:

1. Article III Other Restrictions, at subparagraph (B) Fencing, is hereby amended to read in full as follows:

All Owners sharing a boundary fence agree to share the cost of maintenance, repair and replacement of such fence with the Owners of adjacent property that share the boundary line. No chain link fences or privacy fences shall be permitted in the Subdivision. All fences must be constructed of wood or stone and may contain pest wire on the inside of the fence only and must not be taller than the fence itself. With the exception of corner Lots, no fence, hedge, wall or other barrier may be installed and maintained closer to the street than the building setback line shown on the final plat for the Subdivision. With regard to corner Lots, the Board shall approve or disapprove in writing the location of any fence, hedge, wall or barrier after considering the Owner's requested proposal and the location of underground utilities, and whether the proposed location fits the character of the surrounding properties and Subdivision. This Amendment shall be retroactive and apply to any fences or barriers erected after June 20, 2017.

2. Article VII Amendment to Covenants, is hereby amended to correct a typographical error in the percentage of affirmative votes required for amendment from 65% to 67% to match the requirements of KRS 381.9155(1).

3. All other provisions of the Amended and Restated Covenants and Restrictions for Morgan Manor Subdivision not specifically amended herein shall remain unchanged and in full force and effect.

Pursuant to KRS 381.9155(5), the undersigned president of the Association hereby certifies that the foregoing Amendments were adopted by the Association at the special meeting on April 13, 2019, by the affirmative vote of more than 67% of the Lots of the Association.

RETURN TO: Corey Allgeier  
110 Morgan Manor Drive  
Georgetown, Kentucky 40324

Corey Allgeier, President  
Corey Allgeier, President, Morgan Manor  
Subdivision Homeowners' Association, Inc.

STATE OF KENTUCKY

COUNTY OF SCOTT

The foregoing instrument was acknowledged, subscribed, and sworn to before me this 2nd day of May, 2019, by Corey Allgeier, President of the Morgan Manor Subdivision Homeowners' Association, Inc., for and on behalf of said corporation.

My Commission Expires: 2/16/22

Melissa Gibson  
Notary Public



MELISSA GIBSON  
Notary Public  
Kentucky State at Large  
My Commission Expires  
February 16, 2022

PREPARED BY:

J. Thomas Rawlings  
J. Thomas Rawlings  
Gess Mattingly & Atchison, P.S.C.  
201 West Short Street  
Lexington, KY 40507  
Telephone: (859) 252-9000