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DECLARATION OF

43393 REGULATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION made on the date hereinafter set forth by TWELVE OAKS DEVELOPMENT CORPORATION, hereinafter referred to as "DECLARANT".

WITNESSETH:

WHEREAS, the Declarant is the owner of certain property in Bullitt County, Kentucky, known as Twelve Oaks, Section II, a plat of which is recorded in Plat Cabinet 1, Slide 745, in the office of the Clerk of the Bullitt County Court.

Being part of the same property conveyed to TWELVE OAKS DEVELOPMENT CORPORATION, by deed recorded in Deed Book 320, Page 142 in the office of the Clerk of the Bullitt County Clerk Court and property conveyed to TWELVE OAKS DEVELOPMENT CORPORATION by Dorman Ballard Hardy and Mabel Hardy by deed dated August 21, 1989 recorded in Deed Book 320, Page 257, in the office of the Clerk of the Bullitt County Court.

RESTRICTIONS

The grantor (subdivider) intending to establish a general plan for the use occupancy and enjoyment of said subdivision hereby declares that for the mutual benefit of its present and future owners, all lots in TWELVE OAKS, SECTION II, shall be subject to the following restrictions.

All restrictions recorded and known as "DECLARATION OF REGULATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS" and known as "AMENDMENT OF DECLARATION OF REGULATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS" recorded in Deed Book 311, Page 348 and Deed Book 324, Page 262, all in the office of the Bullitt County Court Clerk shall apply with the following additions and/or corrections:

MINIMUM FLOOR AREAS

(a) The total above ground floor areas of each residential structure erected or placed on Section II Lots 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 68, 69, 70, 71, shall not be less than 2,000 square feet.

(b) The total above ground floor area of each residential structure erected or placed on Section II Lots 67, 72, 73, 74 shall not be less that 2,300 square feet.

RIGHT OF WAYS PROHIBITED

Anyone acquiring an interest in property in TWELVE OAKS SUBDIVISION, Section II hereby agree that no right of way, easement, any ingress or egress of any nature shall be placed upon their property to an adjacent property in any manner of any type for purpose of allowing any commercial, industrial or any other use that is not consistent with the residential use of TWELVE OAKS SUBDIVISION, Sections I and II.

TWELVE OAKS DEVELOPMENT CORPORATION

BY: *Kenneth Stout*
KENNETH STOUT, PRESIDENT

STATE OF KENTUCKY

COUNTY OF BULLITT

I, the undersigned Notary Public, for and in the County and State aforesaid hereby certify that the foregoing instrument was produced before me in said County and State acknowledged by KENNETH STOUT, PRESIDENT of TWELVE OAKS, party thereto to be his true act and deed of said corporation.

WITNESS my hand this 19th day of October, 1990.

J. J. Wantland
NOTARY PUBLIC, KY STATE AT LARGE
My commission expires:
October 21, 1991

Instrument drafted by:

J. J. Wantland
JOSEPH J. WANTLAND
PORTER, WANTLAND & MAUZY
318 S. Buckman Street
Shepherdsville, KY 40165

BY: *B. Shooking* D.C.
MAY 1 1991
COLLINT COUNTY CLERK

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