

PROPERTY RESTRICTIONS -- UNIT III -- NOLIN LAKE ESTATES

1. All of the following restrictions shall apply to Unit III of Nolin Lake Estates as is designated in the plat that is filed Grayson County, Leitchfield, Kentucky.
 - A. Only a residence and garage may be built on these lots except Lots 37 thru 57, and they must conform in appearance and construction with the specifications herein described.
 - B. All Buildings must be built of new materials.
 - C. All residential buildings must have no less than 560 sq. feet of floor excluding an attached covered porch, carport and garages, and no basement houses will be permitted. Mobile Homes must have at least 240 sq. feet of living space.
 - D. Only one building or mobile home on each individual lot shall be used as a residence.
 - E. All buildings must be at least 15 feet from the front line and 5 feet from the back or side lot lines.
 - F. All buildings must be kept up and maintained, and all lots mowed.
 - G. The exterior of all residential buildings and garages must be completed within 150 working days after starting construction.
 - H. No mobile homes will be permitted except on Lots 37 thru 57.
 - I. No animals other than household pets will be permitted.
 - J. All sanitary facilities and plumbing must conform to Health Department regulations - Grayson Co.
 - K. Building Materials must be of Brick, Stone, Blocks, Wood or Aluminum Siding wood. Aluminum siding must be painted and maintained as such if not a permanent finish. No roll siding shall be used. Blocks which are used above foundations of four feet above the highest portion of foundation ground line must be painted, stuccoed or veneered.
 - L. All driveway tile must be approved by developer.
2. Easements are reserved along and within 5 feet of the Rear, Front and Side Lines of all lots for the construction and perpetual maintenance of public utilities. it is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
3. These restrictions shall be in force for 20 years and shall automatically be extended for periods of five years each unless an instrument signed by a majority of the then lot owners in Nolin Lake Estates expressing their desire to change.
4. No building or structure shall be permitted beyond or below the U.S. Government Easement (yellow) line Elevation 566.
5. These restrictions and covenants are made a part of each deed by reference to the plat of Nolin Lake Estates which is recorded in the office of the Clerk of Grayson County, Leitchfield, Kentucky. These restrictions shall be binding upon all owners of Lots in Nolin Lake Estates, their heirs and assigns.