

MAILED TO:
PREPARER

AMENDED DECLARATION OF RESTRICTIONS
FOR
FERNWOOD SUBDIVISION

The undersigned, being all of the owners of lots in Fernwood Subdivision, Bullitt County, Kentucky, do this 6th day of August, 2012, adopt the following changes to the Declaration of Regulations, Covenants, Conditions and Restrictions of Fernwood Subdivision, as recorded in Deed Book 657, Page 496, in the Office of the Bullitt County Court Clerk.

WITNESSETH: The undersigned, being all of the owners of all of the lots in Fernwood Subdivision, situated in Bullitt County, Kentucky, do hereby adopt this Amended Declaration of Restrictions, which shall apply to all of the lots of Fernwood Subdivision, a plat of which is recorded in Plat Cabinet 3, Slide 25, and originally in Plat Cabinet 1, Slide 524, and in Plat Cabinet 1, Slide 581, all in the Office of the Bullitt County Court Clerk.

The parties hereto intend to amend Article VI, Section 4, of the Declaration of Restrictions to read as follows:

Setbacks. No structure shall be located on any lot nearer to the front lot line or the side street line than the minimum building setback lines shown on the recorded plat, except as permitted under applicable law and zoning regulations. If permitted by law, bay windows and steps may project into said areas, and open porches may project into said areas not more than six feet. Pursuant to changes made by the Bullitt County Planning and Zoning Commission and the City of Mt. Washington and subject to developer approval, the minimum front setback lines are now changed to thirty (30) feet and minimum side setback lines are now changed to ten (10) feet.

All other provisions of the Declaration of Restrictions of Fernwood Subdivision, as recorded in Deed Book 657, Page 496, in the Office of the Bullitt County Court Clerk shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the signatures of the parties on the dates below written.

J. Meadows, LLC
a Kentucky Limited Liability Company

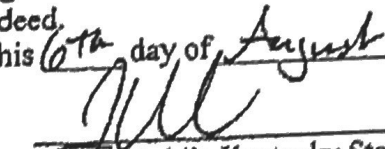
by: 
Jack Porter, Authorized Agent

BULLITT COUNTY
D809 PG63

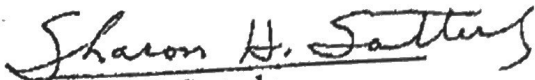
COMMONWEALTH OF KENTUCKY
COUNTY OF BULLITT

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 and sworn to by Jack Porter as Authorized Agent of J. Meadows, LLC, a Kentucky Limited Liability Company, party thereto, to be his true act and deed.

WITNESS my hand this 6th day of August, 2012.


Notary Public Kentucky State at Large
My commission expires: 10/12/15

This instrument prepared by:



Sharon H. Satterly
Attorney at Law
J. Chester Porter & Associates
P.O. Box 159
Shepherdsville, Kentucky 40165

DOCUMENT NO: 495079
RECORDED: September 27, 2012 10:49:00 AM
TOTAL FEES: \$13.00
COUNTY CLERK: KEVIN MOONEY
DEPUTY CLERK: BEVERLY BOWLING
COUNTY: BULLITT CO CLERK
BOOK: D809 PAGES: 63 - 64

BULLITT COUNTY
D809 PG64

MAILED TO:
REPARER

**CORRECTED AMENDED DECLARATION OF RESTRICTIONS
FOR
FERNWOOD SUBDIVISION
THIS IS TO CORRECT THE LOT NUMBERS IN AMENDED DECLARATION OF
RESTRICTIONS FOR FERNWOOD SUBDIVISION OF RECORD IN DEED BOOK 809,
PAGE 63, IN THE OFFICE OF THE BULLITT COUNTY COURT CLERK.**

The undersigned, being the Developer of lots in Fernwood Subdivision, Bullitt County, Kentucky, do this 18th day of November, 2015, adopt the following changes to the Declaration of Regulations, Covenants, Conditions and Restrictions of Fernwood Subdivision, as recorded in Deed Book 657, Page 496, as amended in Deed Book 809, Page 63, as amended in Deed Book 845, Page 804, as amended in Deed Book 871, Page 215 in the Office of the Bullitt County Court Clerk, pursuant to the zoning restriction of record in Deed Book 706, Page 480 in the Office of the Bullitt County Court Clerk; and pursuant to the Planning Zoning Docket Number 2007Z-40 approved by the City of Mt. Washington in their Minutes for January 14, 2008.

WITNESSETH: The undersigned, being the developer all of the lots in Fernwood Subdivision, situated in Bullitt County, Kentucky, do hereby adopt this Amended Declaration of Restrictions, which shall apply to Lots 5, 8, 9, 12 through 16, 20 through 28, 30 through 36, 39, through 44, 46 through 63, 65 through 69 for a total of 53 lots in Fernwood Subdivision, a plat of which is recorded in Plat Cabinet 3, Slide 25, and originally in Plat Cabinet 1, Slide 524, and in Plat Cabinet 1, Slide 581, all in the Office of the Bullitt County Court Clerk.

The parties hereto intend to amend Article VI, Section 4, of the Declaration of Restrictions to read as follows:

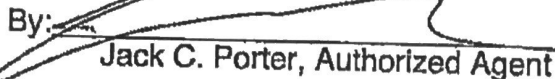
Setbacks. No structure shall be located on any lot nearer to the front lot line or the side street line than the minimum building setback lines shown on the recorded plat, except, if permitted under applicable law and regulations, bay windows and steps may project into said areas, and open porches may project into said areas not more than six feet. The zoning for the lots in the subdivision has been changed from R-2 to R-3 by the Bullitt County Planning and Zoning Commission. The minimum side setback lines are now changed to ten (10) feet and the front setback lines are now changed to thirty (30) feet.

All other provisions of the Declaration of Restrictions of Fernwood Subdivision, as


recorded in Deed Book 657, Page 496, in the Office of the Bullitt County Court Clerk shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the signatures of the parties on the dates below written.

J. Meadows, LLC
A Kentucky Limited Liability Company

By: 
Jack C. Porter, Authorized Agent


All County Realty, LLC
A Kentucky Limited Liability Company

By: 
Jack C. Porter, Managing Member

COMMONWEALTH 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 and sworn to by Jack C. Porter, as Authorized Agent of J. Meadows, LLC, a Kentucky Limited Liability Company, party thereto, to be his true act and deed.

WITNESS my hand this 18 day of November, 2015.

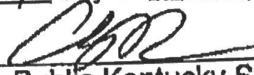

Notary Public Kentucky State at Large
My Commission expires: 7/18/17

492619

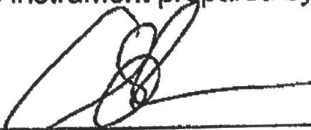
COMMONWEALTH OF KENTUCKY
COUNTY OF Bullitt

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 and sworn to by Jack C. Porter, as Managing Member, of All County Realty, LLC, a Kentucky Limited Liability Company, party thereto, to be his true act and deed.

WITNESS my hand this 17 day of November, 2015.


Notary Public Kentucky State at Large
My Commission expires: 7/18/17

This Instrument prepared by:


Charles S. Tichenor
Tichenor & Satterly, PLLC
Attorneys at Law
P.O. Box 509
Taylorsville, Kentucky 40071

DOCUMENT NO: 553784
RECORDED: November 18, 2015 11:24:00 AM
TOTAL FEES: \$16.00
COUNTY CLERK: KEVIN MOONEY
DEPUTY CLERK: BEVERLY BOWLING
COUNTY: BULLITT CO CLERK
BOOK: D882 PAGES: 663 - 665

BULLITT COUNTY
D882 PG665

MAILED TO:
PREPARER

AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
FERNWOOD SUBDIVISION

J. Meadows

The undersigned, being the developer of all lots in Fernwood Subdivision, Bullitt County, Kentucky, do this 5 day of March, 2014, adopt the following changes to the Declaration of Covenants, Conditions and Restrictions of Fernwood Subdivision, as recorded in Deed Book 657, Page 496, in the Office of the Bullitt County Court Clerk.

WITNESSETH: The undersigned, being the developer of all of the lots in Fernwood Subdivision, situated in Bullitt County, Kentucky, do hereby adopt this Amended Declaration of Covenants, Conditions and Restrictions, which shall apply to all of the lots of Fernwood Subdivision, a plat of which is recorded in Plat Cabinet 3, Slide 25, and originally in Plat Cabinet 1, Slide 524, and in Plat Cabinet 1, Slide 581, all in the Office of the Bullitt County Court Clerk.

The party hereto intends to amend Article II, Section 2, of the Declaration of Covenants, Conditions and Restrictions to read as follows:

Section 2. Class Membership. The Association shall have two classes of voting membership:

A. Class A. The Class A members shall be all lot owners, with exception of the Developer.

B. Class B. The Class B member shall be the Developer. The Class B membership shall cease and be converted to Class A membership upon the earlier of the occurrence of any event specified in Subsection C below.

C. Each member shall have one vote for each lot owned, which vote may not be exercised until the earlier of the occurrence of any one of the following events:

1. Developer, in its sole discretion, so determines;
2. Within ninety (90) days following the date when 100 percent of the lots which may be developed on the Property, have been sold by Developer.

All other provisions of the Declaration of Covenants, Conditions and Restrictions for Fernwood Subdivision, as recorded in Deed Book 657, Page 496, in the Office of the Bullitt County Court Clerk shall remain in full force and effect.

BULLITT COUNTY
D845 PG804

IN TESTIMONY WHEREOF, witness the signature of the party on the date below written.

J. Meadows, LLC
a Kentucky Limited Liability Company

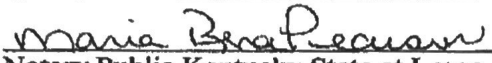
by: 

Jack Porter, :

COMMONWEALTH 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 and sworn to by Jack Porter as Authorized Agent of J. Meadows, LLC, a Kentucky Limited Liability Company, party thereto, to be his true act and deed and the true act and deed of the company.

WITNESS my hand this 5th day of March, 2014.


Notary Public Kentucky State at Large
My commission expires: 7-8, 2015

This instrument prepared by:



Charles S. Tichenor
Sharon H. Satterly
Attorney at Law
J. Chester Porter & Associates
P.O. Box 509
Taylorsville, Kentucky 40071

DOCUMENT NO: 525798
RECORDED: March 11, 2014 06:58:00 AM
TOTAL FEES: \$16.00
COUNTY CLERK: KEVIN MOONEY
DEPUTY CLERK: BEVERLY BOWLING
COUNTY: BULLITT CO CLERK
BOOK: D845 PAGES: 884 - 885

BULLITT COUNTY
D845 PG805

MAILED TO:
PREPARER

SECOND AMENDED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
FERNWOOD SUBDIVISION

The undersigned, being the developer of all lots in Fernwood Subdivision, Bullitt County, Kentucky, do this 21 day of May, 2015, adopt the following changes to the Declaration of Covenants, Conditions and Restrictions of Fernwood Subdivision, as recorded in Deed Book 657, Page 496, and Amended in Deed Book 845, Page 804, all in the Office of the Bullitt County Court Clerk.

WITNESSETH: The undersigned, being the developer of all of the lots in Fernwood Subdivision, situated in Bullitt County, Kentucky, do hereby adopt this Amended Declaration of Covenants, Conditions and Restrictions, which shall apply to all of the lots of Fernwood Subdivision, a plat of which is recorded in Plat Cabinet 3, Slide 25, and originally in Plat Cabinet 1, Slide 524, and in Plat Cabinet 1, Slide 581, all in the Office of the Bullitt County Court Clerk.

The party hereto intends to amend Article V, Section 5, Paragraph C, of the Declaration of Covenants, Conditions and Restrictions to read as follows:

C. No fence or wall of any nature may be extended toward the front or street side property line beyond the rear or side wall of the residences, with the exception of Lot 65, where a fence shall be allowed to extend 3 feet past the back corner of the house towards the street, since Lot 65 is a corner lot. No wire or chain link type fence shall be erected or placed on any lot. All fences shall be maintained to preserve an attractive appearance from the exterior of each lot. As a "structure", no fence or wall of any nature may be erected, placed or altered on any lot until construction plans are approved in writing by Developer or Design Review Committee pursuant to Article VI, Section 1.

All other provisions of the Declaration of Covenants, Conditions and Restrictions for Fernwood Subdivision, as recorded in Deed Book 657, Page 496, and Amended in Deed Book 845, Page 804, all in the Office of the Bullitt County Court Clerk shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the signature of the party on the date below written.

J. Meadows, LLC
a Kentucky Limited Liability Company

by: 
Jack Porter, Authorized Agent

BULLITT COUNTY
D871 PG215

COMMONWEALTH 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 and sworn to by Jack Porter as Authorized Agent of J. Meadows, LLC, a Kentucky Limited Liability Company, party thereto, to be his true act and deed and the true act and deed of the company.

WITNESS my hand this 21st day of May, 2015.

Beverly K. Bowling
Notary Public Kentucky State at Large
My commission expires: 3-25-16

#462918

This instrument prepared by:



Charles S. Tichenor
Sharon H. Satterly
Attorney at Law
Tichenor & Satterly, PLLC
P.O. Box 509
Taylorsville, Kentucky 40071

DOCUMENT NO: 544787
RECORDED: May 21, 2015 03:58:00 PM
TOTAL FEES: \$16.00
COUNTY CLERK: KEVIN MOONEY
DEPUTY CLERK: BEVERLY BOWLING
COUNTY: BULLITT CO CLERK

BOOK: D871 PAGES: 215 - 216

BULLITT COUNTY
D871 PG216

THIRD AMENDED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
FERNWOOD SUBDIVISION

MAILED TO:
PREPARER

The undersigned, being the developer of all lots in Fernwood Subdivision, Bullitt County, Kentucky, do this 4th day of May, 2017, adopt the following changes to the Declaration of Covenants, Conditions and Restrictions of Fernwood Subdivision, as recorded in Deed Book 657, Page 496, Amended in Deed Book 845, Page 804, Amended in Deed Book 871, Page 215, and Amended in Deed Book 882, Page 663, all in the Office of the Bullitt County Court Clerk.

WITNESSETH: The undersigned, being the developer of all of the lots in Fernwood Subdivision, situated in Bullitt County, Kentucky, do hereby adopt this Amended Declaration of Covenants, Conditions and Restrictions, which shall apply to all of the lots of Fernwood Subdivision, a plat of which is recorded in Plat Cabinet 3, Slide 25, and originally in Plat Cabinet 1, Slide 524, and in Plat Cabinet 1, Slide 581, all in the Office of the Bullitt County Court Clerk.

The party hereto intends to amend Article V, Section 5, Paragraph C, of the Declaration of Covenants, Conditions and Restrictions to read as follows:

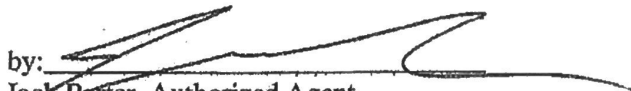
C. No fence or wall of any nature may be extended toward the front property line beyond the rear wall area of the residence. For corner lots, no fence or wall of any nature may be extended toward the road side of the side property line beyond the side wall of the residence. The intent of these restrictions is to confine the fences to the rear yards of the home. The Developer or Design Committee reserves the ability to approve fences that may vary from design recommendation in unique circumstances. Regardless, all designs are subject to review and approval by the Developer or Subdivision Design Committee on a case by case basis in order to maintain the character of the neighborhood. The Developer or Subdivision Design Committee has sole discretion in this matter. Lot 65 shall be exempted from the restrictions and shall be allowed to extend 3 feet past the back corner of the house towards the street, since Lot 65 is a corner lot. No wire or chain link type fence shall be erected or placed on any lot. All fences shall be maintained to preserve an attractive appearance from the exterior of each lot. As a "structure", no fence or wall of any nature may be erected, placed or altered on any lot until construction plans are approved in writing by Developer or Design Review Committee pursuant to Article VI, Section 1.

All other provisions of the Declaration of Covenants, Conditions and Restrictions for Fernwood Subdivision, as recorded in Deed Book 657, Page 496, and Amended in Deed Book 657, Page 496,

Amended in Deed Book 845, Page 804, Amended in Deed Book 871, Page 215, and Amended in Deed Book 882, Page 663, all in the Office of the Bullitt County Court Clerk shall remain in full force and effect.

IN TESTIMONY WHEREOF, witness the signature of the party on the date below written.

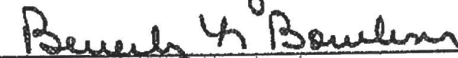
J. Meadows, LLC
a Kentucky Limited Liability Company

by: 
Jack Porter, Authorized Agent

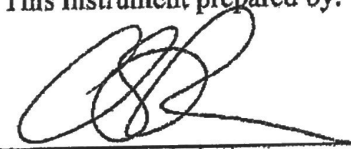
COMMONWEALTH OF KENTUCKY
COUNTY OF BULLITT

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 and sworn to by Jack Porter as Authorized Agent of J. Meadows, LLC, a Kentucky Limited Liability Company, party thereto, to be his true act and deed and the true act and deed of the company.

WITNESS my hand this 4th day of May, 2017.


Notary Public Kentucky State at Large
My commission expires: March 25, 2020
#552805

This instrument prepared by:


Charles S. Tichenor
Sharon H. Satterly
Attorney at Law
Tichenor & Satterly, PLLC
P.O. Box 509
Taylorsville, Kentucky 40071

BULLITT COUNTY
D919 PG307

DOCUMENT NO: 579945
RECORDED: May 04, 2017 11:14:00 AM
TOTAL FEES: \$40.00
COUNTY CLERK: KEVIN MCNEE
DEPUTY CLERK: BEVERLY BOWLING
COUNTY: BULLITT CO CLERK
BOOK: D919 PAGES: 306 - 307