

WOLF CREEK HOLLOW SUBDIVISION LOT#  
COVENANTS, CONDITIONS AND RESTRICTIONS

ANIMALS

1. NO LIVESTOCK, POULTRY, KEPT BEES OR INSECTS ALLOWED ON THE LOT
2. NO MORE THAN TWO HORSES AND/OR TWO DOGS ON THE LOT
3. DOGS MUST BE ON A LEASH OR FENCED IN WITH A PHYSICAL OR ELECTRIC FENCE
4. EXCESSIVE BARKING THAT BECOMES A NUISANCE IS NOT PERMITTED.
5. ANY AND ALL OTHER PETS SHALL BE RESTRAINED APPROPRIATELY
6. ALL FECES LEFT ON OTHER LOTS OR ROAD MUST BE REMOVED BY PET OWNER

VEHICLES

1. NO MORE THAN A TOTAL OF FOUR VEHICLES PARKED OUTDOORS ON THE LOT FOR MORE THAN A WEEK AT A TIME
2. NO DISABLED OR JUNK VEHICLES OR WATERCRAFT PARKED OUTDOORS ON THE LOT
3. NO MORE THAN A TOTAL OF TWO UTILITY TRAILERS, CAR HAULERS OR SIMILAR MAY BE KEPT OUTSIDE ON THE LOT
4. NO SEMIS, LARGE DUMP TRUCKS, OR OTHER LARGE COMMERCIAL TYPE VEHICLES
5. NO PARKING ON THE SUBDIVISION ROAD
6. LAWNMOWERS MUST BE KEPT IN GARAGE OR STORAGE BUILDING
7. NO MECHANICAL WORK SHALL BE DONE OUTSIDE ON VEHICLES OR WATERCRAFT FOR MORE THAN 7 DAYS UNLESS IN A GARAGE OR OTHER BUILDING
8. ONLY ONE WATERCRAFT ALLOWED ON THE LOT UNLESS STORED WITHIN A GARAGE OR OTHER BUILDING. TWO JETSKIS ON A TANDEM TRAILER SHALL COUNT AS ONE WATERCRAFT
9. ALL WATERCRAFT LEFT OUTDOORS MUST HAVE A FITTED COVER....NO TARPS
10. ONLY ONE CAMPER OR RV SHALL BE ALLOWED ON THE LOT
11. ONE CAMPER OR RV MAY BE USED AS A DWELLING AS LONG AS NO OTHER DWELLING STRUCTURES, CAMPERS, OR RV'S ARE ON THE LOT.
12. ALL CAMPERS AND RV'S USED AS DWELLINGS MUST BE NOT MORE THAN 10 YEARS OLD AT THE TIME OF PLACEMENT, UNLESS A WRITTEN EXCEPTION IS GIVEN BY THE DEVELOPER

STRUCTURES

1. ANY FENCING SHALL BE BLACK 4 BOARD FENCING WITH SURVEY, SHALL FOLLOW PROPERTY LINE, AND SHALL BE NO MORE THAN 4' TALL. BLACK MESH FENCING MAY BE INSTALLED ON THE LOT OWNERS SIDE OF THE FENCE IF NECESSARY.
2. ANY SHELTER BUILT TO COVER AN RV, CAMPER, OR OTHER VEHICLE OR EQUIPMENT SHALL BE MADE OF 6" OR LARGER WOOD POSTS AND WOOD FRAMING. STEEL TRUSSES ARE ALLOWED. ROOFING MATERIAL SHALL BE BLACK OR GALVANIZED COLOR RIBBED METAL. THE SHELTER MUST BE BUILT PARALLEL WITH THE LOT LINES AND NOT LESS THAN 30'X40'.

3. ALL STRUCTURES BUILT ON LOTS THAT ABUT WOLF CREEK HOLLOW ROAD MUST BE FRONT FACING TOWARD WOLF CREEK HOLLOW ROAD WITH THE ENTRANCE BEING ON SAID ROAD
4. ALL STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH KENTUCKY BUILDING CODES AND BE BUILT PARALLEL WITH THE LOT LINES
5. DWELLINGS MUST BE HOOKED UP TO AN APPROVED SEPTIC SYSTEM BEFORE OCCUPANCY
6. MINIMUM SETBACK IS 30' FROM ROAD AND 10' FROM ALL OTHER PROPERTY LINES ON ALL STRUCTURES, CAMPERS AND RV'S. FENCES MAY BE CLOSER TO THE PROPERTY LINES, BUT MAY BE SUBJECT TO TAKEDOWN WITHIN UTILITY EASEMENTS IF THE NEED ARISES FOR UTILITY WORK.
7. ALL STRUCTURES SHALL BE CONTRUCTED OF WOOD FRAMING
8. ALL STRUCTURES EXCEPT OPEN SIDED SHELTERS SHALL BE CLAD WITH WOOD SIDING, VINYL SIDING, BRICK, STUCCO, OR METAL UNLESS WRITTEN CONSENT IS GIVEN BY THE DEVELOPER
9. ALL ROOFING MUST BE ASPHALT SHINGLES OR METAL
10. OUTDOOR LIGHTING MUST BE INSTALLED IN SUCH A WAY AS TO NOT CAUSE A NUISANCE TO THE OTHER LOT OWNERS.
11. ALL UTILITIES TO THE SITE OR STRUCTURE SHALL BE INSTALLED UNDERGROUND
12. DRIVEWAYS MUST BE CONSTRUCTED OF GRAVEL, ASPHALT, OR CONCRETE AND HAVE AT LEAST A 12" ROUND CULVERT INSTALLED AT THE ENTRANCE, EXTENDING THE WIDTH OF THE DRIVEWAY
13. DRIVEWAYS MUST BE INSTALLED AT LEAST 10' FROM THE SIDE PROPERTY LINES
14. DRIVEWAYS MUST BE NO MORE THAN 20' WIDE AND ONLY ONE ENTRANCE ALLOWED PER LOT
15. ALL LAND CONSTRUCTION ON THE LOT MUST BE GRADED FOR PROPER DRAINAGE SO AS NOT TO ADVERSELY AFFECT THE ROAD OR NEIGHBORING PROPERTIES
16. MAILBOXES SHALL BE BLACK IN COLOR AND FACTORY MADE.
17. ONLY ONE DWELLING ALLOWED ON THE LOT
18. NO SINGLE WIDE TRAILERS, METAL SHIPPING CONTAINERS OR RADIO/TV TOWERS ALLOWED
19. ABOVE GROUND POOLS MUST BE SET BEHIND THE DWELLING AND COMPLETELY SURROUNDED BY A DECK WITH LATTICE SKIRTING OR SIMILAR TO ENCLOSE THE AREA UNDERNEATH THE DECK

#### MAINTENANCE

1. ALL AREAS OF THE LOT NOT GRAVELED OR PAVED MUST HAVE A GRASS COVER KEPT AT 8" TALL OR LESS
2. ALL STRUCTURES SHALL BE KEPT IN GOOD CONDITION
3. NO TRASH, JUNK, TOYS, OR SIGNS LEFT OUTSIDE ON THE LOT FOR MORE THAN 72 HRS DURING ANY GIVEN WEEK AND NO MORE THAN THREE TRASHCANS LEFT OUTSIDE ON THE LOT

#### MISCELLANEOUS

1. ALL NOISE SHALL BE KEPT TO A LEVEL SO AS NOT TO BOTHER ANYONE ELSE IN THE SUBDIVISION
2. NO CLOTHES LINES OR SIMILAR APPARATUS FOR LAUNDERING SHALL BE INSTALLED ON THE LOT
3. NOTHING SHALL BE LEFT OUTSIDE THAT IS DEEMED AN EYESORE BY THE DEVELOPER OR OTHER LOT OWNERS

4. NO COMMERCIAL ACTIVITY ON THE LOT UNLESS APPROVED BY THE DEVELOPER
5. NO TARGET SHOOTING OR HUNTING WITH FIREARMS ARE ALLOWED ON THE LOT
6. ANYTHING ELSE NOT STATED HEREIN THAT IS DEEMED A SEVERE NUISANCE TO THE SUBDIVISION, BY THE DEVELOPER, SHALL BE CORRECTED BY THE LOT OWNER
7. THE LOT OWNER MAY BE GIVEN AN EXCEPTION TO ANY OF THE COVENANTS, CONDITIONS, OR RESTRICTIONS LISTED HEREIN IF WRITTEN APPROVAL IS GIVEN BY THE DEVELOPER, WOLF CREEK ENTERPRISES LLC

SIGNED \_\_\_\_\_ LOT# \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED \_\_\_\_\_