

02/21/2020

**AMENDMENT TO DEED OF RESTRICTIONS
FOR
BRIGHTON EAST SUBDIVISION**

**UNITS 1-A; UNIT 1-B; I-644 BRIGHTON EAST
TOWNHOMES; UNIT U-1-B; N-771; M-939 SCULLY
PROPERTY**

Whereas, the Brighton East Homeowners Association, Inc., a Kentucky corporation (hereinafter referred to as "Association") desires to maintain uniformity with respect to the use and occupancy of the subdivision in order to enhance and to maintain its value, and to render it attractive in appearance;

Now, therefore, the Association hereby amends the original covenants, conditions and restrictions sections to the listed below, as to the use and occupancy of properties designated as Brighton East, Fayette County, Lexington, Kentucky, located just off Todds Road in Lexington and whose previous restrictions are filed in the following deed books. **Book 1679 Page 259, Book 2677 Page 724, and Book 2970 Page 269.** As described in the By-Laws of the Brighton East Association, the revisions having been accepted by a majority of the owners of the lots in the Original Brighton East, a 2/3 majority of the St. Andrews section and a 2/3 majority of the Scully section of the Brighton East homeowners.

DETACHED GARAGES, OTHER OUTBUILDINGS, ACCESSORY DWELLING UNITS (ADU), AND AIRBNB (AIRBED & BREAKFAST). Detached garages and other outbuildings are not permitted on these lots. Dwelling Units, Accessory (ADU)- A smaller, secondary independent housekeeping establishment located on the same lot as a principal dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation. ADUs are not permitted on these lots regardless of size and type (detached structures or attached units to the primary residence). These include new construction, garage conversions, home additions, basement/attic conversions, or any other type used for the purpose of occupancy in a location other than the main residence of the lot. Airbnb (airbed & breakfast)- Airbnb is an online marketplace for arranging or offering lodging, primarily homestays, or tourism experiences. Utilizing a lot to offer temporary lodging (Airbnb or any other), tourism experiences, or for any other purpose than normal resident occupancy is not permitted on any lot.

REGULAR MEETINGS. The regular meetings of the members of the Corporation shall be held on a date during the months of September and March of each year. The exact day of the meeting within the months of September and March will be determined each year by the Board of Directors. Notice of the time and place of said meeting shall be delivered to all members of the Corporation by the Secretary. At each regular September meeting, there shall be an election of officers of the Corporation. The names and addresses of any nominees for officers shall be included in the notice of the regular September meeting, including a statement that additional nominations can be made from the floor by any member during the meeting.

Hold For Customer

LOT CONDITION, SIGNS. In the event the owner of any lot fails to keep and maintain the lot in a good condition, free of trash or weeds and grass over 18" in height, the developer shall have the right to clean, mow and maintain the said lot and charge the owner. No Lot shall display on any building, structure or anywhere else on the Lot more than one sign, and said sign shall not be greater in area than six square feet. Signs for commercial advertising are prohibited (excepting a sign for advertising any Lot or building "for sale" or the like). This restriction shall not prohibit placement of occupant name signs and house numbers as allowed by applicable zoning regulations.

IN TESTIMONY WHEREOF, the Association, with the vote of approval by the required percentages of its members, and through its duly authorized officer, has caused this instrument to be executed on:

This the 24 day of February, 2020.

Brighton East Homeowner's Association, Inc.

BY: Gigi Bray
Gigi Bray, President

**Commonwealth of Kentucky
County of Fayette**

Subscribed, sworn to, and acknowledged before me by Gigi Bray, as President of Brighton East Homeowner's Association, Inc, a Kentucky corporation, for and on behalf said corporation, on this 24th day of February 2020.

Carolyn S. Randall

NOTARY PUBLIC,
STATE AT LARGE, KENTUCKY
My commission expires: 5/25/2023
Notary Number (if any): 622942



Prepared by:
Adkins Property Management, LLC
3412 Bay Springs Park
Lexington, Kentucky 40509

Telephone: (859) 229-8345

By: ME Adkins 2/24/20

Michael E. Adkins

I, Donald W Blevins Jr, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: SHEA BROWN ,dc

202002280251

February 28, 2020 15:38:58 PM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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