

RESTRICTIONS
BRITTANY HEIGHTS SUBDIVISION, UNIT 1B
SECTIONS 2F, 2G, 2H, 3A and 3C

The undersigned owner of all of the lots in Brittany Heights Subdivision, Unit 1B, does hereby impose the following restrictive covenants on all of the lots in said subdivision and the purchaser or purchasers of each lot within this subdivision, their heirs, successors and assigns, agree as a part of the consideration for such purchase to be bound by the following restrictions for a period of thirty (30) years from the date these restrictions are recorded, after which time these restrictions shall be automatically extended for six (6) successive periods of ten (10) years unless an instrument signed by a majority of the then owners of said lots has been recorded agreeing to change said restrictions in whole or in part.

1. Land Use. No lot shall be used except for single family residential purposes.
2. Temporary Structures and Out-Buildings. No structure of a temporary character, no trailer, shack, barn or other out-building shall be permitted on any lot at any time either temporarily or permanently.
3. Dwelling Size and Minimum Square Footage. With the exception hereinafter set out, all lots in Unit 1B, Sections 2F, 2G, 2H, 3A and 3C shall have a minimum size of living area for single family structures (houses), exclusive of porches and garages, of not less than one thousand two hundred (1,200) square feet for a one-story dwelling, nor less than eight hundred (800) square feet on the first floor level for a 1½ story or two-story dwelling; however, all houses must have a minimum square footage of one thousand two hundred (1,200) square feet exclusive of porches and garages.

Lots 14, 15 and 16, Block K, Section 2F, Unit 1B shall have a minimum size of living area for single family structures (houses), exclusive of porches and garages, of not less than one thousand (1,000) square feet for a one-story dwelling, nor less than seven hundred (700) square feet on the first floor level for a 1½ story or two-story dwelling with a minimum square footage of one thousand (1,000) square feet exclusive of porches and garages.

4. Garages and Carports. No carports shall be permitted in connection with any residence constructed in Unit 1B, Sections 2F, 2G, 2H, 3A and 3C, and all single family residences shall be constructed with a minimum one car garage. Driveways shall have a minimum width of eighteen (18) feet and sufficient depth to accommodate two (2) off-street parking places side by side without encroaching on the adjoining sidewalk.

5. Building Location. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building.

All minimum side yard widths and rear yard depths shall be governed by the plat of the lot in question of record in the Jessamine County Clerk's office.

6. Fences and Gardens. No fence, wall or garden shall be erected, placed, or maintained on any lot nearer to any street than the minimum building set-back line. All such walls and fences must be approved by the developer prior to construction.

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MAIL TO:
Nicholasville
Planning Comm.

7. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No structure, planting or other materials shall be placed or permitted to remain within any easement if the same may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of the drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except those improvements for which a public authority or utility company is responsible.

8. Signs. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) square feet advertising the property for sale or signs used by a builder to advertise during the construction and sales period.

9. Clotheslines. No clotheslines shall be permitted on any lot at any time.

10. Livestock and poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

11. Construction Requirements. All houses shall be brick, stone, wood, or vinyl siding, or any combination thereof. No other material shall be used unless approved by the Developer. All front elevation shall be brick or stone veneer unless approved by Developer.

12. Approval of Residence Plans and Mailboxes. All plans and specifications for the construction of each residence must be approved by a representative of the undersigned developer prior to beginning construction. All mailboxes shall be of standard construction and shall be approved by the developer prior to construction.

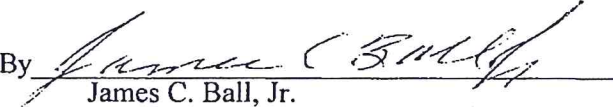
13. Satellite Dishes. Satellite dishes of no more than eighteen (18) inches in diameter are permitted so long as the same are placed to the rear of the residence.

14. Homeowners Association. All owners of lots in Unit 1B shall, upon assuming ownership, automatically become a member of the Brittany Heights Homeowners Association and subject to its Articles and Bylaws.

15. Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has here unto set its hand by and through its member this the 26th day of October, 2007.

BY JJK-SCHNEIDER DEVELOPMENT CO., LLC
BY JJK, INC., a Kentucky corporation,
Member

By 
James C. Ball, Jr.
Secretary/Treasurer

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STATE OF KENTUCKY)
) SCT.
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me this 24 day of October, 2007, by James C. Ball, Jr., Secretary/Treasurer of JJK, Inc., a Kentucky corporation as a member of JJK-Schneider Development Co., LLC, a Kentucky limited liability company.

My commission expires: 10 31 2010

B. Kathleen Daulton

NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE

PREPARED BY:

GESS MATTINGLY & ATCHISON, P.S.C.
201 West Short Street
Lexington, Kentucky 40507-1269
Telephone: (859) 252-9000

By *Charles G. Wylie*

Charles G. Wylie

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DOCUMENT NO: 215645
RECORDED ON: DECEMBER 19, 2007 11:31:42AM
TOTAL FEES: \$13.00
COUNTY CLERK: EVA L MCDANIEL, CJC
COUNTY: JESSAMINE COUNTY
DEPUTY CLERK: TOMMIE S COLLINS
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