



Legal Description

Being all of Lot Nos. 11, 12, 13 & 14 of North Tollesboro Farms (52.77 acres), as described on the survey plat of North Tollesboro Farms, recorded in Plat Cabinet 4, Slide 47, Lewis County Court Clerk's Records.

Subject to Restrictions and Conditions as shown on following pages.

NORTH TOLLESBORO RESTRICTIONS
Exhibit "A"

Subject to the following protective covenants and restrictions. These protective covenants may be legally enforced by the seller, or by any purchaser at North Tollesboro Farms. These restrictions are also placed for the benefit of the people of Lewis County, and may be enforced by the duly elected or appointed officials of same. All purchasers of these farms, for themselves, their heirs and assigns, by acceptance of the conveyance of the farm, agree to be bound by the covenants herein contained, which shall remain in full force and effect until December 31, 2035.

1. All tracts shall be for single-family residential or recreational use with customary outbuildings, with no structure being used for any type of business or commercial enterprise.
2. All homes must be of a traditional style and structure. Dome, polygon or fiberglass homes are prohibited. Homes must be completed within one year of the beginning of construction. All homes must be built by professional contractors unless self-construction is approved in writing by seller. The exterior of all homes shall be built using new materials. All homes must be properly under-skirted.
3. Homes must contain a minimum of 900 square feet of heated indoor space, exclusive of garages and porches. Manufactured homes are permitted, provided that any manufactured home is no more than ten (10) years old at the time of placement and has not suffered a fire or other casualty. For example, a home placed in 2005 must be a 1995 or newer model.
4. No incomplete or junk type structures shall be permitted on the property. No temporary house, shack, tent, camper, school bus or recreational vehicle shall be used as a permanent dwelling; however, camping, with customary structures or vehicles, is permitted on any tract for up to 16 weeks per year, provided the campsite is 250 feet from the centerline of the road and 60 feet from any adjoining property owner.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
6. No animals may be raised or kept for commercial purposes, except as stated below. Household pets may be kept provided they are not kept, tied, or maintained for commercial purposes. All swine are prohibited, including miniature or pet animals. No more than one horse, cow or other large animal is permitted per acre. Chickens may be kept for personal use only. All factory farming is prohibited. Examples of factory farming are commercial chicken houses, slaughterhouses or cattle feed lots. Notwithstanding the above, up to two animals of any type may be kept as part of a bona fide 4-H project. Business uses which are expressly allowed are the sale of agricultural products, whether raised on the property or not; and the raising, training, boarding, showing and offering for sale horses, cattle or similar animals, provided that such uses do not produce an offensive odor or excessive noise.
7. Before placement or occupancy of any residence, a sewage disposal system shall be installed in conformity with the minimum standards of the County Board of Health. In addition, the disposal system must be maintained in accordance with the standards of the county Board of Health. Outhouse toilets are prohibited.
8. Any motorized vehicles left unattended or without current license plates and registration for more than 30 days shall be removed from the property at the owner's expense. No junk or non-operative vehicles shall be kept on the property. All recreational vehicles, boats, tractors and similar vehicles shall be kept behind the residence when not in use. Construction equipment may not be stored or parked overnight on the property unless placed in a fully enclosed storage building or placed a minimum of 300 feet from the road. No items or vehicles may be regularly stored or kept on the property until after the construction and occupation of a dwelling unless such items are stored in a fully enclosed barn or storage building.
9. Only one dwelling per tract is permitted. No tract may be subdivided prior to December 31, 2010, and then tracts may only be subdivided if it will not result in a tract containing fewer than five acres.
10. All buildings must be set back a minimum of 100 feet from the center line of the road and 30 feet from any adjoining property line.
11. Farm owners must comply with zoning and land use regulations of Lewis County and the state of Kentucky.
12. Driveways are to be built using a proper culvert, and shall be constructed of concrete, gravel, asphalt or chip and seal material. The use of shredded shingles or similar materials as a paving material is expressly prohibited.

13. Billboards and outdoor commercial advertising is prohibited, except to advertise land or homes for sale. Political and non-commercial signs are permitted, provided that the total sign area on any one tract shall not exceed 64 square feet.

14. Any person who is required to register as a sex offender or sexual predator shall not reside on the property. This provision shall not apply where the offense requiring registration involved consensual relations with a victim 16 years of age or older and an offender 24 years of age or younger at the time of the offense.

15. If any restriction, or part of any restriction, shall be declared invalid, illegal, or unconstitutional by any federal or state court, or by any government agency or body, or in any other manner, all other restrictions shall remain in full force and effect. Where these covenants differ from any zoning or other regulations of Lewis County, Kentucky, the stricter shall apply.

Subject to all laws of the United States, the State of Kentucky, Lewis County and their respective subdivisions.

SUBJECT TO ALL ZONING LAWS AND HEALTH DEPARTMENT REGULATIONS OF LEWIS COUNTY, KENTUCKY.

Addendum

Addendum to Listing Contract between Frank M. Hurdle, and Craig A. Stanfield Real Estate & Auction Services for Lots 11, 12, 13 and 14 of North Tollesboro Farms.

- 1.) Subject to leases (including oil and gas leases, if any), easements, rights-of-way (including pipeline rights-of-way), conditions, restrictions, reservations and protective covenants of record or in place.
- 2.) Subject to Deed Restrictions attached as Exhibit "A".
- 3.) Seller will give an Owner's Policy.
- 4.) Subject to Farmer's presently growing crops, if any.
- 5.) There is reserved by a Predecessor in title the following two reservations:
 - #1- Seller reserves one-half of the usual one-eighth royalty in all oil and gas. Any new leases shall be in the discretion of the grantee or his successors in title.
 - #2-Seller reserves the right to grant easements to any public or private utility within 20 feet of the center line of any public road or 5 feet from any exterior property line.

SELLER:



FRANK M. HURDLE

PURCHASER:
