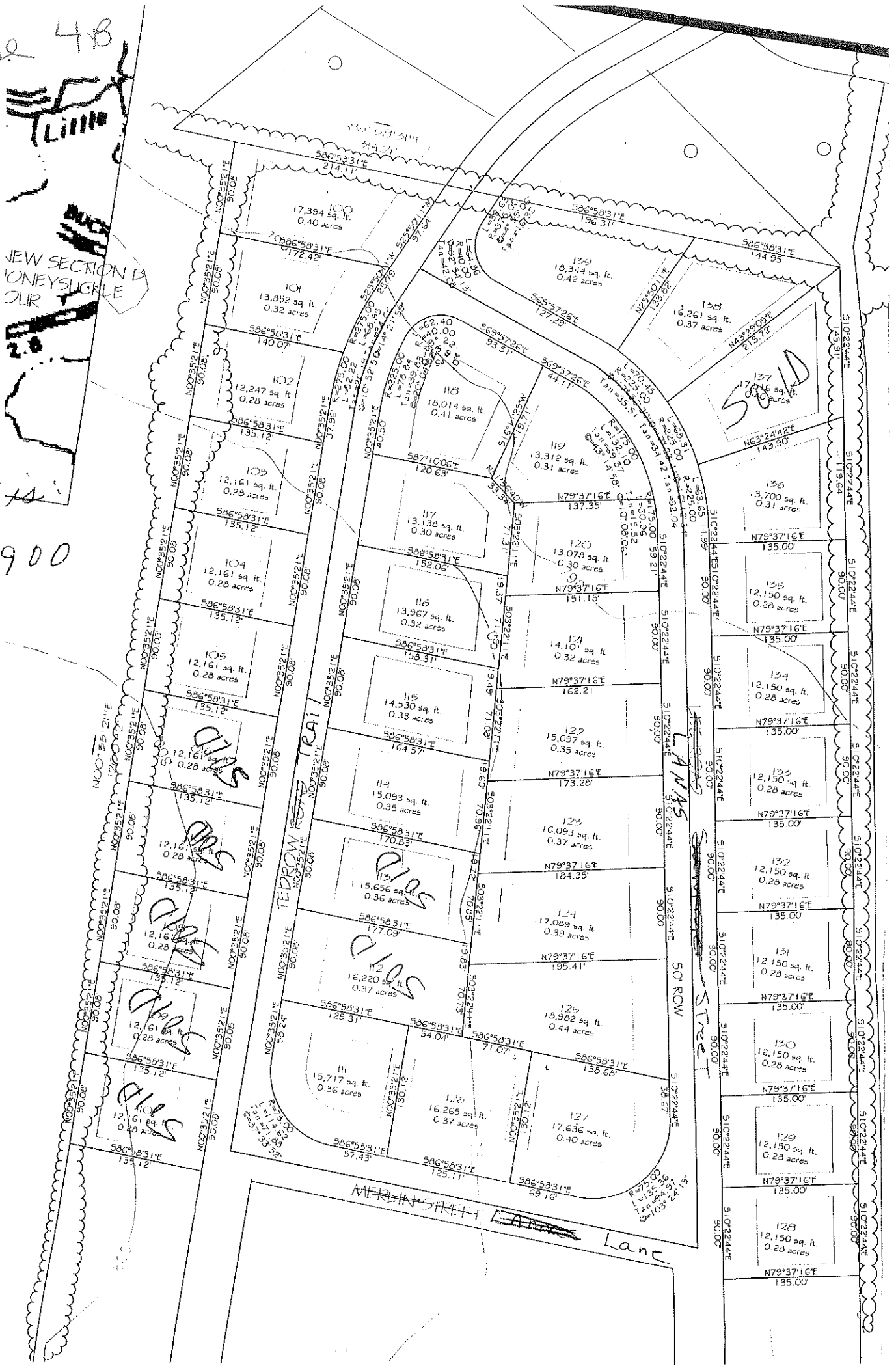


Phase 4B

NEW SECTION B  
'ONEYSUGLE  
DUR

Each lot is:  
\$34,900



SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

Piles

Piles

Piles

Piles

Piles

Piles

Piles

LANS

Street

Lane

5-19-07  
10/1/07  
G&G Developers, Inc.

**RESTRICTIONS  
 APPLYING TO  
 HONEYSUCKLE LANE ESTATES IV B PHASE-1 SUBDIVISION,  
 ALL OF WHICH SHALL RUN WITH THE LAND  
 AND SHALL BE INCORPORATED BY REFERENCE  
 IN ANY AND ALL DEEDS OF CONVEYANCE OF  
 RESALE OF ANY OF SAID LOTS ON A PLAT OF  
 HONEYSUCKLE LANE ESTATES IV SUBDIVISION  
 RECORDED IN PLAT CABINET C, SLIDE # 167,  
 IN THE OFFICE OF THE CLERK OF THE ANDERSON COUNTY COURT.**

\* \* \* \* \*

The owner and developer of Honeysuckle Lane Estates IV B Phase-1 Subdivision, in ending to establish a general plan for the use, occupancy and enjoyment of said Subdivision, hereby declares that, for the mutual benefit of its present and future owners, all lots therein shall be subject to the following Restrictions, vis:

1. Said real estate shall be used for single family, private dwelling house purposes, and no such house shall be erected, places, or suffered to remain upon said premises which has a foundation size less than (a) one thousand five hundred (1,500) square feet for single story residences, or (b) one thousand, seven hundred (1,700) square feet for multiple story residences, of which not less than one thousand, one hundred (1,100) square feet must be on the ground floor and six hundred (600) square feet must be on the second floor, in any case exclusive of attached garages, carports or basement; nor shall more than one dwelling house be erected, placed or suffered to remain upon any building lot which lot has an area of less than the area as shown on the recorded Plat. All dwellings must have a minimum 6/12 roof pitch. Split foyer residences shall be allowed in the sole discretion, and upon written consent, of G&G Developers, Inc.

2. Any improvement erected upon any of said platted lots shall be set back of a building line as shown on said Plat, and no building shall be constructed nearer than thirty five (35) feet from the street right-of-way line, as shown on said Plat.

3. All lots shown upon said Plat, upon sale thereof, shall be retired from agricultural production, and no crop allotments shall be transferred upon conveyance thereof.

4. All secondary electrical services will be placed underground.

5. No out building and/or accessory building shall be constructed on any said lot.

6. No boundary fence or wall of any kind, for any purpose, shall be erected, or suffered to remain upon said premises, except fences constructed of chain link, which shall not exceed four (4) feet in height.

7. All driveways must be paved with either blacktop or concrete within twelve (12) months following completion of construction of dwelling.

8. Utility easements are reserved in favor of, and are hereby granted to, South Central Bell Telephone Company, Blue Grass Energy Company, South Anderson Water District, and Alton Water and Sewer District, equally and jointly, their successors, lessees, or assigns, for the right, power and privilege to construct, operate, repair, or rebuild, remove or replace, and perpetually maintain, buried cables and/or pole lines, for the sole use of communication systems and distribution of electric energy, together with the right of ingress and egress over, upon and across the easements, as shown upon the Plat of Honeysuckle Lane Estates IV B Phase-1 Subdivision, all of which is for the benefit of each lot shown on said Plat, and the subsequent owners thereof.

9. Driveway culverts shall be installed at the commencement of construction, having a minimum diameter in compliance with regulations or ordinances of the Anderson County Fiscal Court, and a length of not less than eighteen (18) feet.

10. The purchaser of any lot shown on said Plat agrees to landscape within two (2) years from and after date of the Deed of Conveyance, including the transplanting of a minimum of six (6) shrubs and three (3) trees that are available in this general area.

11. No noxious offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, which shall specifically include the parking of inoperable motor vehicles in the front yards, in the driveways, or on the public street in front of each lot in said Subdivision, which activity is specifically prohibited.

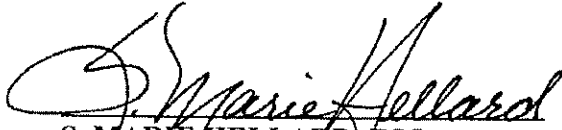
12. The developers will install power poles around the general perimeter of said Subdivision in such manner that electrical and telephone service will be available to each platted lot service lines, both electric and telephone, to dwellings shall be installed by the respective purchasers of platted lots from power lines installed by developers.

13. No portion of any lot nearer to said highway or street than the building line, shall have weeds, underbrush or other unsightly growths; nor shall any weeds, underbrush or other unsightly objects be allowed to grow or remain anywhere on the premises.

14. The purchaser of any lot in Honeysuckle Lane Estates IV B Phase-1 subdivision shall be responsible for the ditch line in the street right-of-way near or adjacent to the front property line, and shall maintain vegetation to prevent erosion, and remove any obstructions to the free flow of water until such time as the Anderson County Fiscal Court has accepted said street and ditch lines for maintenance.



## THIS INSTRUMENT PREPARED BY:



S. MARIE HELLARD, ESQ.

S. MARIE HELLARD, P.S.C.

148 South Main Street

Lawrenceburg, Kentucky 40342

(502) 839-0004

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