

R E S T R I C T I O N S

The following Restrictions are hereby made a part of, and will run with, all of the lots located in BLUEGRASS ESTATES, a subdivision in the City of Columbia.

I

All buildings constructed on the lots in said subdivision shall be for residential use only and no commercial usage is allowed. There shall be only one residence with appurtenant carport or garage on any lot, and no other structures are allowed without the consent of Watson & Walker.

II

Each residence shall contain a minimum of 1600 square feet of inside living space excluding carports, garages, basements and porches.

III

No building shall be constructed closer than thirty (30) feet to the property line and street in the front of the residence, and no building shall be constructed closer than fifteen (15) feet to the property line on each side and to the property line in the back of the buildings.

IV

All resident houses must be at least seventy (70%) percent brick or limestone construction as to its exterior walls, up to the square of the building. If all of the building is not brick or limestone, then only two different types of material may be used on the exterior, up to the square of the residence, and the remaining material, other than brick or limestone, shall be at least comparable in price to brick and limestone. No concrete blocks shall be shown.

V

On all entrance and exits to and from the lots to the street there shall be placed and maintained at the property line a drainage tile of a minimum of 12 inches in diameter.

Each lot is subject to all utility easements as shown on map attached t

VI

There shall be no mobile homes or trailers allowed on any of the lots nor shall any enclosure for animals be allowed that would be in violation of any city ordinance or state law or that would endanger the occupants of neighboring lots.

VII

The restrictions contained herein shall be considered a part of each and all deeds for all lots in said subdivision and shall be binding upon each and all lot owners, THEIR HEIRS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

This the 31 day of August, 1976.

WATSON & WALKER REAL ESTATE

BY: Richard L. Walker
Partner

STATE OF KENTUCKY
COUNTY OF ADAIR

Subscribed and sworn to before me, a Notary Public, by Richard L. Walker on this 31 day of August, 1976.

Marshall F. Loy
NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-12-78

State of Kentucky
County of Adair

I, Robert M. White, Clerk of Adair County Court, do certify that the foregoing instrument was on the 30 day of Dec. 1976 at 11:15 o'clock A.M lodged for record in my office, whereupon the same with this and the foregoing certificate have been duly recorded in my office.

Given under my hand this 30 day of Dec 1976

Robert M. White Clerk
By Betty B. Mason DC

UTILITY EASEMENT RESTRICTIONS

The undersigned hereby grants unto the below named utility companies, an easement over the spaces indicated by dashed lines and marked "electric and telephone easements", namely KENTUCKY UTILITIES Company for electric utility purposes and CENTRAL TELEPHONE Company for telephone utility purposes, said easement to include:

- 19 1. the right to construct, maintain, operate, replace, upgrade, or rebuild pole lines and or underground cable systems.
2. the right of ingress and egress over all lots to and from said easements indicated.
- 18 3. the right to trim or remove any tree necessary to maintain proper service.
4. the right to keep said easements free of any structures or obstacles that may create a hazard to the said pole lines or cables.
5. the right to prohibit any excavation within five (5) feet of any buried cable herein mentioned.

17 The undersigned hereby grants the further right, to said electric utility company, to install, either overhead, or underground, necessary wiring for street lighting, that is requested and/or required, but in no case shall said wiring be installed more than five (5) feet from any lot line.

16 Lot owners are to use and enjoy said lands included in easements shown hereon, but such use shall not interfere with the rights herein granted.

Robert Walker
Marsha Walker
Thomas M. Watson
Opal Watson

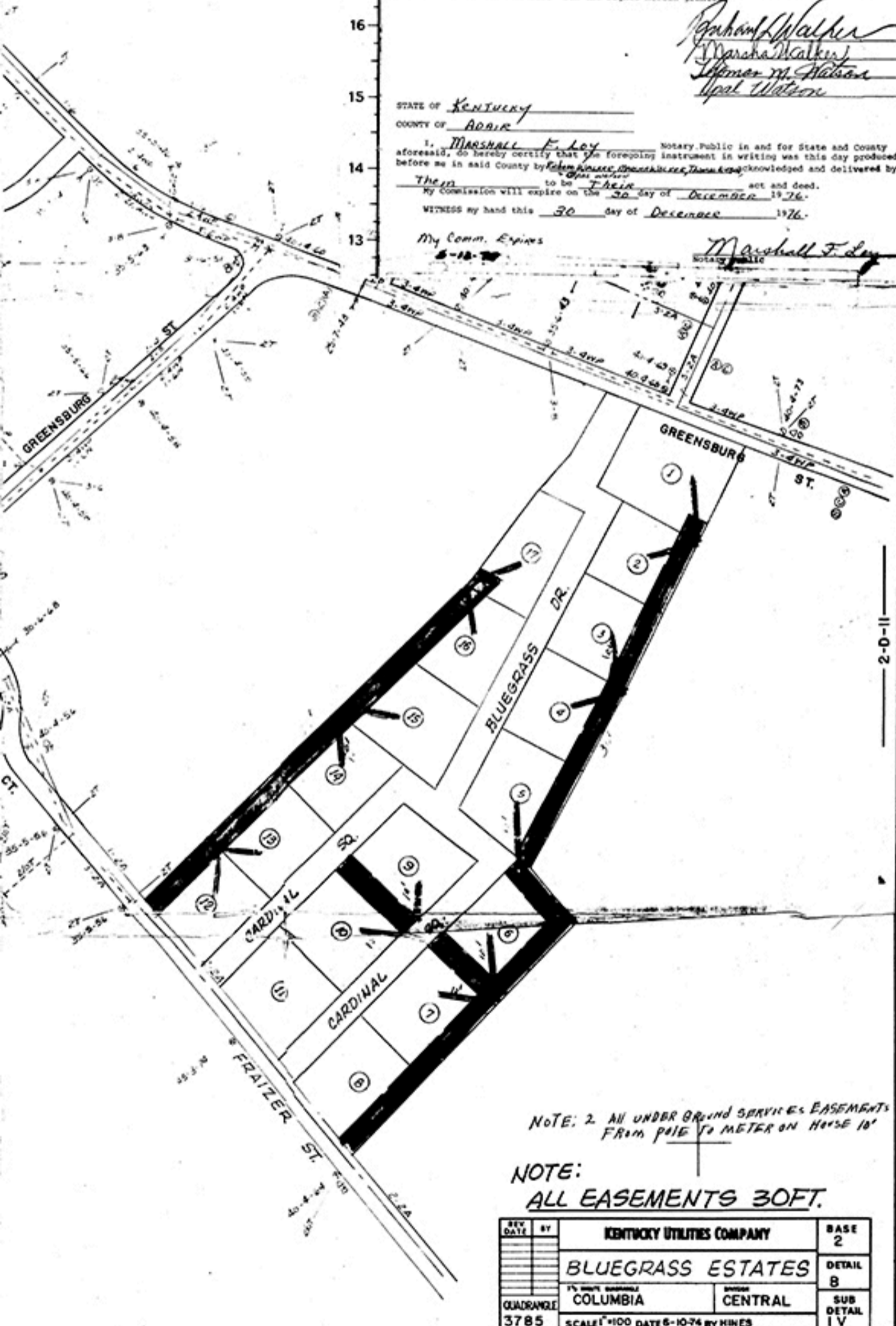
15 STATE OF KENTUCKY
 COUNTY OF ADAIR

14 I, MARSHALL F. LOY Notary Public in and for State and County aforesaid, do hereby certify that the foregoing instrument in writing was this day produced before me in said County by Kentucky Utilities, Central Telephone acknowledged and delivered by Them to be Their act and deed.

My Commission will expire on the 30 day of December 1976.
 WITNESS my hand this 30 day of December 1976.

My Comm. Expires
 6-18-77

Marshall F. Loy
 Notary Public



NOTE: 2. ALL UNDER GROUND SERVICES EASEMENTS FROM POLE TO METER ON HOUSE 10'

NOTE: ALL EASEMENTS 30FT.

REV DATE	BY	KENTUCKY UTILITIES COMPANY	BASE 2
		BLUEGRASS ESTATES	DETAIL B
QUADRANGLE	1/4 SECTION	COLUMBIA	CENTRAL
3785	SCALE 1"=100'	DATE 6-10-74	BY HINES
			SUB DETAIL IV

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