

COVENANTS AND RESTRICTIONS Worthington

1. All lots in said subdivision shall be residential except for bed and breakfast housing.
2. No building shall be erected or placed on any lot other than a single family, private dwelling, garage and optional guest house or apartment.
3. All residences shall contain not less than 800 square feet living area for a one story, or 1200 square feet for a two story building, exclusive of porches, garages, decks, patios, etc.
4. No mobile homes, trailers, buses, double-wide mobile homes, pre-fabricated all metal homes are allowed on any lot as a residence, or for storage, either temporarily or permanently. Temporary camping is permitted. Only equipment professionally manufactured for this purpose, such as travel trailers/campers and recreational vehicles that are self contained may be used for camping shelters. Such structures or vehicles as described above shall not be left or stored unoccupied on any lot without a home at any time.
5. No lot may be subdivided unless over 5 acres and all necessary approvals obtained.
6. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except household pets, which shall be under control of owner at all times. With suitable facilities and proper fencing, horses and ponies shall be permitted on subdivision lots five (5) acres or larger in size, provided that at least one (1) acre per horse or pony is fenced for the maintenance of each such animal. No trapping or hunting or discharging of firearms shall be permitted within the subdivision.
7. Residential buildings shall be used only as such, and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the neighborhood.
8. No lot shall be used or maintained as a dumping ground for rubbish trash, garbage or other waste, but such waste shall be kept in sanitary containers. No lot owner shall permit any discarded motor vehicle, equipment, machinery, boats, appliances or other scrap to be abandoned on his/her lot or remain there for more than ninety (90) days.
9. All residences shall be set back at least twenty-five (25) feet from any road, ten (10) feet from any side or back lot line, or easement of record.
10. All construction shall be of new materials and all residences shall be constructed with a siding material of finished wood, brick, stone, vinyl siding or metal alloys.
11. The minimum building requirements as set forth in these restrictions shall be fulfilled within one (1) year from the date construction began.
12. Easements are reserved along and within fifteen (15) feet of lot lines along roads for the maintenance of public and quasi-public utilities. Right of ways are reserved for access to Army Corps property per survey map.
13. Removal of trees to be kept at a minimum: clearing for house site, septic, garage and driveway.
14. No signs shall be displayed on property except for bed and breakfast lodging.
15. These covenants are to run with the land and shall be binding on all persons and parties claiming under them until Nov. 1, 2004 at which time said covenants shall be automatically extended in force and effect for successive periods of ten (10) years unless by a majority of owners it be agreed to change said covenants in whole or in part. To determine a majority of lot owners, each lot shall be entitled to one vote regardless of the number of owners of one lot or the number of lots owned by one person.
16. For violation of any of the covenants herein set forth any party hereto may prosecute appropriate proceedings under the law of the Commonwealth of Kentucky, such as for damages or for abatement nuisance, or in case of attempted violation, for prevention and restraint.
17. If any of the covenants and restrictions herein set forth shall be judicially invalidated, all others shall remain in full force and effect.
18. Property containing over 5 acres, selective cutting and/or clearing for views permitted.

ement line.