

DECLARATION OF RESTRICTIONS
FOXBORO ESTATES, PHASE III, SECTIONS A and B
(a/k/a OLD DORSEY PLACE)
Plat and Subdivision Book 34, Pages 96 and 97
Jefferson County, Kentucky

WHEREAS, FAIRWAY DEVELOPERS, a Limited Partnership, composed of ELLIOTT V. PHILLIPS and JESS G. OAKLEY, JR., General Partners, 10225 Shelbyville Road, Louisville, Kentucky, 40223 ("Developer"), is the Owner of all of the following lots in FOXBORO ESTATES, PHASE III, SECTIONS A and B:

BEING LOTS 156 through 223, inclusive, as shown on the Plats of FOXBORO ESTATES, PHASE III, SECTIONS A and B, of record in Plat and Subdivision Book 34, Pages 96 and 97, in the Office of the Clerk of the County Court of Jefferson County, Kentucky; and,

NOW, THEREFORE, for the mutual benefit of present and future owners of Lots in FOXBORO ESTATES SUBDIVISION, including this Section, and the residential lots in sections of FOXBORO ESTATES SUBDIVISION previously recorded or to be recorded, Developer imposes restrictions upon the above described Lots as follows:

(1) PRIMARY USE RESTRICTIONS:

No lot shall be used except for private, single-family residential purposes or open spaces as required by the recorded plat. No structure shall be erected, placed or altered or permitted to remain on any lot except one single-family dwelling designed for the

occupancy of one family (including any domestic servants living on the premises), not to exceed two and one-half (2 1/2) stories in height and a private garage (attached or detached) for not more than three (3) automobiles for the sole use of occupants of the lot.

(2) APPROVAL OF CONSTRUCTION PLANS:

No building, fence, wall, structure or other improvement (including a detached garage) shall be erected, placed or altered on any lot until the construction plans, specifications and a plan showing the grade elevation and location of the structure, fence, wall or improvement, the type of exterior material and the driveway (which shall be of asphalt or concrete) shall have been approved in writing by Developer or by any person or association to whom it may assign the right. No fence or wall of any nature may be extended toward the front or street side property line beyond the front or side wall of the residence. Developer may vary the established building lines, in its sole discretion, where not in conflict with applicable zoning regulations.

(3) BUILDING MATERIALS:

The exterior building material of all structures shall (a) extend to ground level, unless otherwise approved in writing by Developer, or any person or association to whom it may assign the right, and (b) be either brick, stone, brick veneer or stone veneer or a combination of same, unless some other

material shall be approved in writing by Developer, or any person or association to whom it may assign the right.

(4) SETBACKS

No structure shall be located on any lot nearer to the front lot line or the side street line than the minimum building setback lines shown on the recorded Plat, except bay windows, steps and open porches may project into said areas not more than six (6) feet.

(5) MINIMUM FLOOR AREAS:

Unless otherwise approved in writing by Developer, or any person or association to whom it may assign the right:

a. The ground floor area of a one-story house exclusive of the garage shall be a minimum of 1,150 square feet.

b. The ground floor area of a one and one-half (1 1/2) story house shall be a minimum of 1,000 square feet, exclusive of the garage.

c. The total floor area of a tri-level house shall be a minimum of 1,350 square feet, exclusive of the garage.

d. The ground floor area of a two-story house shall be a minimum of 850 square feet, exclusive of the garage.

e. Finished or unfinished basement areas and open porches are not to be included in computing applicable floor area under the provisions of these restrictions.

(6) NUISANCES:

No noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

(7) USE OF OTHER STRUCTURES AND VEHICLES:

a. No structure of a temporary character shall be permitted on any lot except temporary tool sheds or field offices used by a builder or Developer, which shall be removed when construction or development is completed.

b. No outbuilding, trailer, basement, tent, shack, garage, barn or structure other than the main residence erected on a lot shall at any time be used as a residence, temporarily or permanently.

c. No trailer, truck, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any lot at any time unless housed in a garage or basement. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any lot (except in the garage) or on any street. No trailer, boat, truck or other vehicle, except an automobile, shall be parked on any street in the subdivision for a period in excess of twenty-four (24) hours.

(8) ANIMALS:

No animals, including reptiles, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets (meaning the domestic pets traditionally recognized as household pets in this geographic area) may be kept, provided that they are not kept, bred or maintained for any commercial or breeding purposes. All household pets, including dogs and cats, shall at all times be confined to the lot occupied by the owner of such pet.

(9) LANDSCAPING: SIDEWALKS:

After the construction of a residence, the lot owner shall grade and sod that portion of the lot between the walls of the residence and the pavement of any abutting streets. Each lot owner shall cause a sidewalk to be constructed on each lot where required by applicable subdivision regulations.

(10) PLANTING AND REMOVAL OF TREES:

No tree with a trunk larger than two (2) inches in diameter at the base shall be removed from any lot without the written permission of Developer, or any person or association to whom it may assign the right. If any tree with a trunk larger than two (2) inches in diameter at the base is injured from whatever cause, the owner shall immediately have it treated by a qualified nurseryman. UPON THE CONSTRUCTION OF A RESIDENCE, THE OWNER SHALL CAUSE TO BE PLANTED A THREE-INCH TREE IN THE FRONT YARD. Upon an owner's failure to comply with this

paragraph, or Paragraph (9), above, developer, or any person or association to whom it may assign the right, may take such action as necessary to comply therewith, and the owner on demand shall reimburse Developer or other performing party for the expense incurred in so doing.

(11) MAIL AND PAPER BOXES: HEDGES:

No mail box, paper holder or hedge shall be placed or planted on any lot unless its design and placement or planting are approved in writing by Developer or by any person or association to whom it may assign the right.

(12) CLOTHES LINES:

No outside clothes lines shall be erected or placed on any lot.

(13) DUTY TO MAINTAIN PROPERTY:

It shall be the duty of each owner to keep the grass on the lot properly cut, to keep the lot free from weeds and trash, and to keep it otherwise neat and attractive in appearance. Should any owner fail to do so, then Developer, or any person or association to whom it may assign the right, may take such action as it deems appropriate, including mowing, in order to make the lot neat and attractive, and the owner shall upon demand reimburse Developer or other performing party for the expense incurred in so doing.

(14) BUSINESS: HOME OCCUPATIONS:

No trade or business of any kind (and no practice of medicine, dentistry, chiropractic, osteopathy and like endeavors) shall be conducted on any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Notwithstanding the provisions hereof or of Paragraph (1), above, a new house may be used by the builder thereof as a model home for the builder's own office, provided said use terminates within two (2) years from completion of the house.

(15) SIGNS:

No sign for advertising or for any other purpose shall be displayed on any lot or on a building or a structure on any lot, except one sign for advertising the sale or rent thereof, which sign shall not be greater in area than nine (9) square feet; except Developer shall have the right to erect larger signs when advertising the subdivision. This restriction shall not prohibit placement of occupant name signs and lot numbers as allowed by applicable zoning regulations.

(16) DRAINAGE:

Drainage of each lot shall conform to the general drainage plan filed by the Developer for the subdivision.

(17) DISPOSAL OF TRASH:

No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Trash or garbage or other waste shall not be kept except in sanitary containers.

(18) UNDERGROUND UTILITY SERVICE:

Electric service lines serving each lot shall be under ground throughout the length of service lines from the Louisville Gas & Electric Company pedestal to the building erected on each lot, and title to the service lines shall remain in, and the cost of installation and maintenance thereof shall be borne individually by, the respective lot owner upon which said service lines are located. The electric and telephone easements shown on the Plat shall be maintained and preserved in their present condition, no encroachment shall be permitted thereon, and no change in the grade or elevation thereof shall be made by any person or lot owner without the express consent in writing of the Louisville Gas & Electric Company and South Central Bell Telephone Company or their successors.

(19) DRAINS:

No storm water drains, roof downspouts or ground water shall be introduced into the sanitary sewage system. Connections on each lot shall be made with watertight joints in accordance with all applicable plumbing code requirements.

(20) RESTRICTIONS RUN WITH LAND:

Unless cancelled, altered or amended under the provisions of this paragraph, these covenants and restrictions are to run with the land and shall be binding upon all parties claiming under them for a period of thirty (30) years from the date this document is recorded, after which time they shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the front footage of all lots in FOXBORO ESTATES, PHASE III, SECTIONS A and B, has been recorded, agreeing to change these Restrictions and Covenants in whole or in part. These Restrictions may be cancelled, altered or amended at any time by the affirmative action of the owners of Seventy-Five Percent (75%) of the lots subject to these Restrictions, except that the Developer reserves the right to modify, alter, change or amend these Restrictions so long as it owns Twenty Percent (20%) or more of the lots in FOXBORO ESTATES, PHASE III, SECTIONS A and B. Failure of any owner to demand or insist upon observance of any of these Restrictions, or to proceed for restraint of violations, shall not be deemed a waiver of the violation or the right to seek enforcement of these Restrictions.

(21) ENFORCEMENT:

Enforcement of these Restrictions shall be by proceeding at law or in equity, brought by any owner of real property in FOXBORO ESTATES, PHASE III, SECTIONS A and B, by the Association designated in Paragraph (23), below, or by Developer, against any party violating or attempting to violate any covenant or restriction, either to restrain violation, to direct restoration or to recover damages.

(22) INVALIDATION:

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

(23) RESIDENTS MAINTENANCE ASSOCIATION;
ASSESSMENTS; and VOTING:

a. There is hereby created the FOXBORO ESTATES, PHASE III, SECTIONS A and B, RESIDENTS ASSOCIATION (the "Association"). Every owner of a lot in these Sections of FOXBORO ESTATES SUBDIVISION shall be a member of the Association, and by acceptance of a Deed for any lot agrees to accept membership in, and does thereby become a member of, the Association is subject to the Association's By-Laws, Rules and Regulations, shall pay the assessments provided for, when due, and shall comply with the decisions of a majority vote of the Association's members.

b. The objects and purposes of the Association shall be to promote the social welfare and serve the common good and general welfare of its members, and may include maintenance and repair of the streets, common areas, cross-walks, storm drains, basins and entrances as shown on the aforesaid Plat, and acceptance of common areas for purposes of operation, maintenance and repair. The objects and purposes shall include the mandatory responsibility to maintain the areas on said Plat designated as Open Space. Failure of governmental authority concerned with maintenance of such areas to perform the required maintenance and have a claim upon said property for the reasonable expenses thereof, together with the right of such authority to enforce the Restrictions herein relating to Open Space obligations. Developer hereby does release and quit-claim to the Association its title to the areas marked as Open Space on the aforesaid Plat of FOXBORO ESTATES, PHASE III, SECTIONS A and B.

c. Any assessment levied by the Association shall be used only for purposes generally benefiting the Association, but shall not constitute a lien unless the Association records Notice of Lien or Lis Pendens in the Office of the County Court Clerk of Jefferson County, Kentucky, as notice of nonpayment of an assessment. Assessments may be levied only upon lots containing

completed dwellings, provided that the Developer shall not be required to pay an assessment on any such lot owned by it.

d. The first assessment hereunder shall be no higher than \$2.00 per month per lot, beginning January 1, 1986. Beginning January 1, 1987, and at anytime thereafter, the Association, by a majority vote of its members, may increase or decrease the amount of and fix the due date of each assessment.

e. The membership of the Association shall be classified as follows:

(i) Class A Membership shall consist of all Members other than Developer; and,

(ii) Class B Membership shall consist of Developer.

Each member shall have one (1) vote in respect of each lot owned by such member, but Class A Members shall not be entitled to exercise their right to vote until after January 1, 1990, or such time as in Developer's sole determination Developer owns less than Ten Percent (10%) of all lots in FOXBORO ESTATES, PHASE III, SECTIONS A and B, whichever shall first occur.

f. Nothing herein contained shall be construed as imposing on the Developer the obligation to assess or collect any maintenance charges herein provided.

g. The Association, by a majority vote of its members, may (i) merge with any other maintenance association which has been organized by the owners of

lots in other sections of FOXBORO ESTATES SUBDIVISION;
or, (ii) assign its duties hereunder to any governmental
authority which has assumed or assumes the maintenance
and repair of streets, common areas, crosswalks, storm
drains, basins, entrances and the Open Space in this
Section of FOXBORO ESTATES SUBDIVISION.

h. The Association may remain unincorporated
or may at the option of a majority of its members
incorporate as a not-for-profit corporation, in which
event the provisions of this paragraph 23 shall become a
portion of the by-laws of the corporation not subject to
amendment except as provided in these restrictions.

WITNESS, the signature of FAIRWAY DEVELOPERS,
a Limited Partnership, by ELLIOTT V. PHILLIPS and JESS
G. OAKLEY, JR., General Partners, this 10th day of
November, 1985.

FAIRWAY DEVELOPERS
a Limited Partnership

By:

ELLIOT V. PHILLIPS
General Partner

By:

JESS G. OAKLEY
General Partner

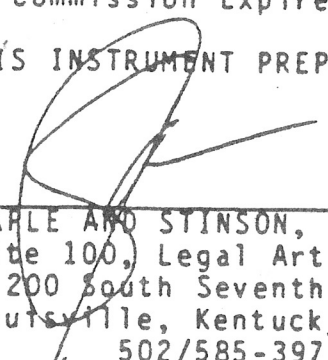
STATE OF KENTUCKY)
COUNTY OF JEFFERSON) SS:

The foregoing instrument was acknowledged, subscribed and sworn to, before me this 7th day of November, 1985, by ELLIOTT V. PHILLIPS and JESS G. OAKLEY, JR., as the General Partners of FAIRWAY DEVELOPERS, a Limited Partnership, on behalf of the Partnership.

Mary A. McAnally
NOTARY PUBLIC
KENTUCKY - STATE AT LARGE

My Commission Expires: 9-2-86

THIS INSTRUMENT PREPARED BY:


MAPLE AND STINSON, ATTORNEYS
Suite 100, Legal Arts Building
200 South Seventh Street
Louisville, Kentucky 40202
502/585-3979

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