

**RESTRICTIONS FOR BLUE SPRINGS SHORES SUBDIVISION
SECTION (OR TRACT) I AND SECTION (OR TRACT) II**

WHEREAS, certain restrictions have existed for the above subdivision since its initial development, which restrictions are of record in the Trigg County Clerk's Office in Misc. Book 2, page 439 and Misc. Book 2, page 452, which restrictions are incorporated herein by reference as if set out in full; and

WHEREAS, the majority of the lot owners of Blue Springs Shores Sections I and II have agreed to republish and restate the restrictions in order to clarify that they are perpetual in nature and do in fact run with the land, with the consent forms held in the Blue Springs Shores Owners Association files,

NOW, THEREFORE, the following are set out as Restrictions for Blue Springs Shores, Section I and Section II (also referred to as Tract I and Tract II), which shall bind all owners and purchasers of the lots in the subdivision and which shall run with the land described on the respective plats of the subdivision now of record in the Trigg County Clerk's Office:

1. All lots in Section I and Section II of said subdivision shall be used for residential purposes only and it shall not be permissible to build more than one single family dwelling on any one lot.
2. The sewerage from, and the water supply to any residence on the premises shall meet the requirements of the Health Laws and code of Trigg County. No outdoor toilet facilities will be built or used.
3. No building shall be located nearer the front lot line or easement line (portion of lot bounded by road) than 20 feet; nor 10 feet from all other property lines or easements.
4. No dwelling or residence on water front lots shall be located below the 378 contour line, nor shall any building on government property (below 368 contour) be built without being approved, first by the proper government authority.
5. No noxious or offensive trade 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; nor shall any animal or birds other than household pets be kept on the premises.
6. No basement, tent, shack, garage, barn, or other out buildings erected on the tract shall at any time be used as a residence temporary or permanently nor shall any residence of a temporary character be permitted. Trailers or mobile homes shall be allowed for a maximum 30 days at any one period and shall conform to county health laws.
7. No structure shall be built or moved onto any lot unless it shall conform to and be in harmony with existing restrictions and structures.
8. The ground floor area of any residence, exclusive of open porches, garages, terraces, etc., built on any one of the said lots shall not be less than 600 square feet. Certain type vacation homes may contain less square footage if approved by the Board of Directors of Heart of America Developer's, Inc. or if non-existent, by a vote of 51% of the lot owners (each lot counting as one vote).
9. The exterior of any residence or building on any one of the lots shall be predominantly stone, brick frame, or metal alloy, it being the express intent to prohibit the use of concrete or cinder block as is commonly known, and the use of asphalt composition sidings, such as those generally referred to as imitation brick or stone siding, and similar products, except when used for roofing.

10. A perpetual easement is reserved as shown on the subdivision plat recorded with these restrictions.

11. All lots in Section I and Section II of said subdivision shall be maintained. This to include clipping and trimming of grass and other undesirable foliage at least twice a year.

12. There shall be no subdivision of lots in which any waterfront lot subdivided would have less than 90 foot of frontage, per tract, subdivided, nor shall any lot whether waterfront or back lot, as a result of the subdivision of said lot contain less than 15,000 square feet per subdivided tract. All tracts resulting from the subdivision of a lot or lots shall conform to Trigg County Health and Planning and Zoning Requirements, in addition to all the above restrictions.

13. These covenants and restrictions are to run with the land and shall be binding on all persons and parties claiming under them, in perpetuity.

IN WITNESS WHEREOF, the Blue Springs Shores Owners Association and the majority of lot owners republish these Restrictions this 1 day of September, 1994.

Donna Bryant
CHAIRMAN

ATTEST:

Arline Johnston
SECRETARY

The foregoing has been acknowledged, sworn, and subscribed before me by Thornon Bryant, Chairman and Arline Johnston, Secretary, on behalf of Blue Springs Shores Owners Association, this 1 day of September, 1994.

My commission expires: 8-30-97.

Vicki L. Bryan
Notary Public

This instrument has been prepared by
WOODALL & QUINN, Attorneys at Law,
14 Court Street, P. O. Box 186
Cadiz, Kentucky 42211.

BY: C. A. Woodall III
C. A. WOODALL, III



LODGED FOR RECORD

AT 2:00 P. M

SEP 2 1994

REL FEE 9.00 TAX N/A

TRIGG COUNTY

WANDA H. THOMAS, CLERK

by Donna Bryant & Arline Johnston
Del: Wanda H. Thomas

STATE OF KENTUCKY
COUNTY OF TRIGG, SCT:

I, WANDA H. THOMAS Trigg County Clerk, certify that the foregoing Restrictions was on this day at 2:00 P. M. lodged in my office for record. Whereupon I have recorded the same with this certificate in my said office in Miscellaneous Book # 20 page 391. Given under my hand this 2 day of September, 1994.

Wanda H. Thomas CLERK