

**RESTRICTIONS FOR BENNINGTON PLACE  
HARDIN COUNTY, KENTUCKY**

The Declaration of Restrictions made and executed by Silver Gate Properties, LLC herein called the owner(s) on this 16th day of April 2007.

Whereas, the owner of this property desires to protect the property and neighborhood by appropriate restrictions as to the use and improvements of said lots and to make said subdivision more desirable for residential purposes.

**WITNESSETH:** That the owners do hereby make and impose the following covenants and restrictions on Lots 1 through 12 and that any new residence on Lot 13 shall be a minimum of 1356 square feet. Lot 13 shall be exempt from the other restrictions of the following described property located in Hardin County, Kentucky, to-wit:

Being Record Plat of Bennington Place as shown on plat of same recorded in Plat Cabinet 1 Sheet 4408 in the office of the Clerk of the Hardin County Court.

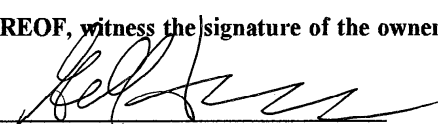
1. Herein granted shall be used for single family detached residential purposes only and no structure of any kind whatsoever as to exceed two stories in height and there can be no more than one residence erected per lot. No apartments, hotels, or motels shall be built on any property. No house trailers allowed. No commercial business shall be operated in any home or other building located on the property.
2. No automobile, which is inoperable, shall be habitually or repeatedly parked or kept on any lot (except in the garage) or on any street in the subdivision. No trailer, boat, truck or any other vehicle, including an automobile shall be parked on any street in the subdivision for an extended period of time.
3. No lot shall be used or maintained as dumping grounds for rubbish, trash, garbage or other waste, which shall be kept in a clean and sanitary condition.
4. All residents must contain a minimum of 1356 square feet of living space for single story structures and for 1 ½ and 2 story structures. Finished basement areas, garages and open porches shall not be included in computing the total living space of any residential structure.
5. No A-frame, berm (earth sheltered) or homes built under the HUD Manufactured Housing Code (ie. Trailer, "Doublewides" or "Mobile homes") shall be permitted for construction or erected on any lots.
6. Each residence shall be constructed with an attached 2-car garage.
7. The exterior siding of all residences shall be finished brick, synthetic stucco, stone or vinyl or aluminum siding. No asbestos siding, shingles, painted or stuccoed concrete blocks tile or brick siding shall be permitted.
8. Any residence or detached structure shall have a roof pitch of 5/12 or more.
9. Any detached structure shall have the same exterior material as the house.
10. Any portion of fence erected or placed facing any street shall not exceed six (6) feet heights and shall be constructed of wood stone, brick or rock. No chain link fences shall be allowed. No fences in front of house.
11. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or out building shall be used on any lot as a residence, either temporary or permanently.
12. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
13. No signs of any kind shall be displayed to the public view on any lot except one sign of not more than ten (10) square feet advertising the property for sale, rent or auction, or signs used by a builder to advertise the property during the construction and sales period.

RETURN TO: ↑


Glenn Turner  
5735 N. Dixie Hwy.  
Elizabethtown, KY 42701

- 14. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. It shall be the responsibility of each landowner to insure that their pet is not allowed to roam beyond the bounds of their lot unless leashed.
- 15. Grass shall be mowed and maintained and in no case shall be taller than eight (8) inches.
- 16. There will be a maximum construction period of each dwelling not to exceed one year from start to completion.
- 17. Easements for the installation and maintenance of utilities and for drainage are reserved as shown on the recorded subdivision plat, and no structures or plantings shall be so located as to obstruct the free and clear use of said easements for the purposes intended.
- 18. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any of the covenants or restrictions herein contained either to restrain such violation or to recover damages or other proper relief for such violations.
- 19. Owners are responsible for all maintenance of roadside ditches.
- 20. After occupancy of a residence, the lot owner shall grade and seed and/or sod the lot within sixty (60) calendar days.
- 21. Invalidity of any one of these covenants or any part thereof by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
- 22. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of one (1) year from the date these covenants are recorded, after which time said covenants shall automatically extend for successive periods of one (1) year unless an instrument of writing by a majority of the land owners of the lots has been recorded agreeing to change said covenants in whole or part. Landowners shall have one vote for each lot owned in Bennington Place.

IN TESTIMONY WHEREOF, witness the signature of the owners hereon this 16 day of April, 2007.


  
Glenn Turner, Member, Silver Gate Properties, LLC

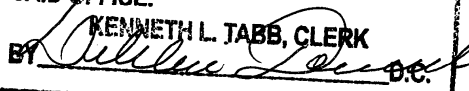
Subscribed and sworn to before me by above named owners this day of 16 day of April, 2007. State of Kentucky And Hardin County.

  
NOTARY PUBLIC

My Commission expires: 4-2-2011

Prepared by: Glenn Turner  
5735 N Dixie Hwy  
Elizabethtown, KY 42701

KENNETH L. TABB  
HARDIN COUNTY CLERK  
BY   
2007 MAY - 1 P 4: 01  
AFF HOUSING TRUST FUND  
FEE PD. ST. CLK. 200  
DEED TAX  
LODGED AND RECORDED

STATE OF KENTUCKY  
COUNTY OF HARDIN SCT  
I, KENNETH L. TABB, CLERK OF SAID  
COUNTY COURT, HEREBY CERTIFY  
THAT THE FOREGOING INSTRUMENT  
HAS BEEN DULY RECORDED IN Book 1225  
BOOK 1225 PAGE 746 IN MY  
SAID OFFICE.  
KENNETH L. TABB, CLERK  
BY  D.C.