

**RESTRICTIVE COVENANTS  
IRONWORKS ESTATES  
CLUSTER  
SCOTT COUNTY, KENTUCKY**

The following restrictive covenants shall be inserted in each deed of conveyance of lots in Ironworks Estates Cluster shall be effective until the year 2030, and shall run with the land known and described as Lots 1 through 6 of Ironworks Estates Cluster as shown on the plat of said property at Plat Cabinet Slide No. 1428, in the office of the Scott County Clerk.

1. Utility and drainage easements are shown on the plat of record. There are also shown upon the plat certain recreational areas and routes of access thereto for this exclusive use of the residents of Ironworks Estates. Each owner grants access over both of such areas to the persons entitled to the use thereof. No fence shall cross easements or access routes. Nothing shall be done to impede the free flow of surface water.
2. No use shall be made of any lot except for single-family residential purposes and no more than one residence shall be constructed upon any lot. No lot shall be sub-divided.
3. No trailer, basement, tent or other temporary structure located or erected on any lot or part thereof shall be used as a residence, either temporarily or permanently.
4. No noxious or offensive trade or activity shall be conducted or carried out on any lot. No animals may be kept on any lot, excepting household pets and one horse or pony per each two acres of land in the lot, and these excepted uses must be non-commercial purposes.
5. No building, structure or fence shall be placed or erected on any lot until the construction plans and specifications (including elevation drawings of all sides) have been approved in writing by the developer, Robert M. Cornett, or his representatives. Guidelines to be used for such review and approval are included in Attachment A. Approval shall not be unreasonably refused. Provided, however, there shall be no variation from the following:
  - a. No garages may have doors on the front of the residence and all garages and car shelters shall be attached to or made a part of the residence. No garage shall have an opening for automobiles facing a street except where more than one-third of the entire lineal boundary of the entire lot is along a street or streets. The side of any car shelter facing a street shall be enclosed to a height of at least 6 feet.
  - b. No exterior construction, including foundation, shall incorporate used lumber, imitation brick, imitation stone siding or stucco except for decorative purposes.
  - c. Every lot owner shall have the responsibility of keeping his lot in reasonably good appearance and shall keep it mowed at least three times during the growing season.
  - d. No house shall be built closer to the front property line than the building line shown on the recorded plat and no house shall be built closer to the side lot line than 25 feet.
  - e. No house shall be built with less than 2,000 square' feet of livable space with 10% variance allowable by the developers, the livable-space computed at actual area including exterior walls of finished livable area. Multi-story or multi-level houses may be permitted, but at least 1,500 feet of the livable area must be contained in the main level of the house. In the case of houses having more than two levels, all questions of interpretation of this section shall be resolved by the developer or his assigns.
  - f. No exposed or painted concrete block, poured concrete, or other

foundation materials shall be visible from streets, easements, common grounds or other residences except in sidewalks and driveways.

- g. No mini-bikes or other motor driven bikes or vehicles. May be ridden on Ironworks Estates Cluster easements, trails or in recreational areas, if any.
  - h. No trees can be cut from the property which are not deteriorating or a threat to safety.
6. All driveways shall be of concrete, asphalt or other hard surface material from the house to connect with the street.
7. Lot owners are responsible for garbage removal.
8. Immediately upon conveyance of a lot to purchasers, the purchasers shall automatically and immediately become members of the association of property owners subject to its articles, by-laws and rules and regulations. The association shall have the right to:
- a. Maintain all Ironworks Estates Cluster easements and recreational areas.
  - b. Adopt by-laws and rules and regulations for the use of the recreational facilities.
  - c. Impose reasonable periodic fees payable by all members, of the Association to defray the expense of maintaining the recreational facilities, and other improvements on said property.
  - d. Impose a lien upon the members' property for nonpayment of the periodic fees.
  - e. Hold legal title to the real property dedicated to recreational purposes; provided however, should the existence of the association be terminated, the title to the property dedicated to recreational facilities shall revert to the owners of record of the lots from which the recreational facilities have been served shown upon the regarded plat of the property.
  - f. Terminate the existence of the association by vote of 75% of the members, provided however, contributions to the association for the purposes of defraying street maintenance shall not be terminated prior to the dedication and acceptance by the appropriate governmental authorities of the street as a public thoroughfare. :

Each member of the association shall be entitled to one vote per lot owned in all matters to be voted upon by the membership. The developer shall have a number of votes equal to the number of lots owned by him.