

15. The above – stated restrictions and covenants shall run with the land be binding on all owners of lots in OLD BRIDGE, SECTION 5 for a period of twenty (20) years from the date of this instrument, at the expiration of which time, they shall be automatically extended for successive periods of ten (10) years each, unless by vote of a majority of the then tract owners in OLD BRIDGE, SECTION 5 it is agreed to change the covenants in whole or part.

19. Any tract owner may enforce these restrictions and covenants aforesaid by appropriate legal procedure. Invalidation of any one or more of these covenants or restrictions by court judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

20. There shall be no above ground or underground fuel tanks allowed in Section 5.

21. All utilities in Old Bridge, Section 5 shall be underground from the property line to the house.

22. Owner (developer) reserves the right to change or modify any provision hereof by recordation of an amendment signed by the developer. Such modification may apply to only one or more lots or may apply to the entire section of lots covered by these restrictions. If such modification affects a limited number of lots, then such modification shall not constitute a waiver of any such condition, restriction, limitation, or agreement as to the remaining lots in this section, and the same shall remain fully enforceable as to all other lots located in this section. Owner (developer) reserves the right to add additional restrictions in the conveyance of title to any lots in this section. In addition, any provision hereof may be amended at any time and from time to time upon the execution and recordation of any instrument executed by Owners of not less than two-thirds (2/3) of the platted lots in this section, provided however, that so long as Owner (developer) is the owner of any lot, no amendment will be effective without owners (developer) express written consent.



**RESTRICTIONS SECTION 5**

Address Estimate Sect.:  
216 Bluffwood  
# higher

1. No tract shall be used except for single family residential purposes.
2. Front yard set back shall conform to set backs shown on said plats.
3. Right is reserved by the creators of these restrictions or their assigns to cut grass and weeds on all unimproved lots, at the cost of the owner.
4. All two-story, above ground dwellings or story-and-a-half, above ground dwellings shall have a minimum of 1,500 square feet of living area on the ground level with a minimum total square footage of 2,400 square feet of living area excluding carport, garage, or basement. All other dwellings must have a minimum of 2,400 square feet of living space, excluding garage, or basement, on the ground level.
5. 50% of the total exterior walls must be of a masonry finish, brick, stone, or stucco & 75% of the front facing wall shall be of stone, brick, or stucco.
6. No block foundation or concrete wall may be left visible or exposed and must be covered with brick or stone.
7. All roofs must have a dimensional asphalt shingles. No metal roofing allowed.
8. Front loading garages will be discouraged during plan approval.
9. All driveways must be paved with hard surface of asphalt, concrete, or brick, by the date of occupancy.
10. No trailer, mobile home, tent, shack, or outbuilding shall be placed, erected, or used, at any time for residence, either temporarily or permanently.
11. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other refuse and shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
12. No privy or outside toilet facility shall be constructed or maintained on any of said lots. Septic tanks, sewage disposal systems and drinking water facilities shall conform to all requirements, rules, and regulations established by the Kentucky and Boyle county health authorities.
13. There shall be no carports allowed in the subdivision.
14. No noxious or offensive trade shall be carried on upon lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No livestock, swine, poultry, sheep, pigeons, or other such farm animals or fowls shall at any time be permitted to be kept in said subdivision. Dogs, cats, and other household pets may be kept provided they are not kept, bred, or maintained for commercial purposes.
15. No fence may be erected, constructed, or maintained in OLD BRIDGE, Section 5 extending four feet in height, except that a fence exceeding four feet in height may be erected around a standard size tennis court, a patio not to exceed 400 square feet, or a swimming pool, placed underground, of materials and designed approved pursuant to Paragraph numbered 18 below. The aforementioned swimming pool or tennis court must be approved pursuant to Paragraph numbered 18 below.
16. No unlicensed motor vehicles, junk vehicles may be kept, stored, or maintained in OLD BRIDGE, SECTION 5. Boats, RV's, Campers, Trailers, Or Commercial Trucks may only be kept, garaged, in OLD BRIDGE, SECTION 5.
17. No structure addition or alteration of any type, including a fence, mailbox, satellite dish, antenna, deck, porch, or patio shall be erected, altered, moved onto, or placed on OLD BRIDGE, SECTION 5 until the type of material, design, plans, and specifications have been approved in writing by OLD BRIDGE, INC., or its successors and assigns in title or designees. OLD BRIDGE, INC., reserves the right to require the submission of any and all plans, that in its sole discretion it deems necessary for construction for plan approval, included but not limited to , plans drawn to scale, floor plans, side, rear, front elevations and plot plans including grade elevations. OLD BRIDGE, INC., reserves the right to refuse to approve plans on purely aesthetic considerations which are in the sole discretion of the company.



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