The Cliffs
Covenants

The following is a list of the covenants recorded for this property. These were written with the intent of creating a clean, quiet environment best suited for small farmsteads, cabin get-a-ways, and peaceful rural living.

This **IS NOT** a heavily restricted property like you would normally find in this part of the state. **You are always allowed to hunt, camp, and mobile homes are allowed.**

These covenants must be adhered to and shall be binding on the Purchaser and all people claiming under them.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only provided; however, livestock may be kept pursuant to conditions set for therein. Under no circumstances shall any commercial activity be permitted. All uses shall be in compliance with Kentucky State Building Codes and if applicable, Wayne County Building and Zoning Department regulations and permitted uses

> ***WHY THIS IS GOOD FOR YOU:*** *When you decided to live here you do not have to worry about it becoming a village or town instead of a small-farm community.*

Dwelling Type (if occupied): No structure of temporary character; tent, tent shack, lean-to, or other out-building shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days at a time during any calendar year. A travel trailer, recreational vehicle, portable cabins, or camper unit may be used. There shall be only one single-family dwelling per five (5) acres of land.

> ***WHY THIS IS GOOD FOR YOU:*** *This property is great for camping and recreation and we encourage this type of activity. We discourage people trying to circumvent the other rules by saying that they are just "camping". This does not mean that you cannot live in a temporary shelter while home construction is in process.*

Livestock and/or Pets: You may keep whatever livestock or pets on the property you wish so long as they are not allowed to create any nuisance to neighboring landowners. No swine shall be raised, bred, or kept in a commercial capacity. A Parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the Parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) involving animals be permitted. Livestock must not exceed in numbers those required for personal consumption and must not be allowed to contaminate natural streams or springs**. No more than three (3) dogs are permitted per contract for deed. Dogs must be contained to your own property.**

> ***WHY THIS IS GOOD F OR YOU:*** *This means that if you want to keep pigs in the most common fashion, you need a parcel of at least 5 acres with a designated back corner located away from any other landowner's residence. An excess of barking dogs may also cause you problems depending on the size of your parcel and how you locate your facilities.*

Wastewater Treatment Facilities: If occupied by a residence; a septic system, composting system, or outhouse must be constructed in accordance with all federal, state, and local standards.

> ***WHY THIS IS GOOD FOR YOU:*** *If you plan to construct an in-ground septic system, it must meet state standards. We find that the typical state-approved septic system will cost no less than $3,000 for labor and materials.*

Waste Materials and/or Derelict Vehicles: Waste materials must always be kept in closed containers. Property must be kept free of any refuse, debris, and/or garbage. Burying or dumping of garbage, junk, trash, oil, petroleum or other liquid or solid waste or littering of any kind on any parcel is strictly prohibited. No derelict vehicles may be

kept on any parcel unless kept in an enclosed garage. Derelict vehicles are defined as any vehicle that either does not run, and/or is not licensed.

> ***WHY THIS IS GOOD FOR YOU:*** *This means your neighbor cannot dump trash from his landscaping business there just because they charge to do that at the landfill. This prevents your neighbor from having 10 broken down cars next to your property. This means that your neighbor cannot use his parcel as a place to strip cars or to run a junkyard.*

Environmental Protection: The beauty of the property is in the mixture of trees and open space. Trees having a minimum trunk diameter of six inches and measuring two feet above ground level may only be cut if the following conditions are met: a) are dead or dying or; b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

> ***WHY THIS IS GOOD FOR YOU:*** *This prevents your neighbor from opening some type of strip mine or pig farm next to your property.*

Hunting: Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

> ***WHY THIS IS GOOD FOR YOU:*** *This is great hunting property, and we encourage hunting. This keeps other landowners from hunting on your land.*

Road Maintenance: The individual owners are responsible for road maintenance to private access roads. Deeded easements have been recorded for all roads. No commercial vehicles or heavy equipment are permitted to use the road. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair road back to original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the access roads.

> ***WHY THIS IS GOOD FOR YOU:*** *This keeps the access roads in the property nice for all to use.*

Additional Subdivision of Parcels: No parcel or lot may be subdivided without the express written consent of the Seller.

> ***WHY THIS IS GOOD FOR YOU:*** *This means that your neighbor can't turn his parcel into a pet cemetery or small town, nor can he sell it off in tiny squares to 400 people.*

Utility/Water Installation: Any utility construction on a Parcel shall be the Owner's responsibility at the Owner's sole expense. Any well drilled on a Parcel will also be the Owner's responsibility and sole expense. Well permits must be obtained from the county if required.

Structure/Fencing Setbacks: No structure (other than fencing and mailboxes) of any kind shall be built or permitted within seventy (70') feet of any access road or within fifty (50') feet of any property boundary.

> ***WHY THIS IS GOOD FOR YOU:*** *Any placed closer can cause situations that interfere with road maintenance and utility transmission.*

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.