

Pumpkin Road Estates

The following restrictions, conditions, covenants and regulations pertaining to the use, ownership, and occupancy of the land in Bullitt County, Kentucky are to run with the land and shall be binding upon any owner or owners, or his or her heirs, personal representatives, successors, or assigns, as the case may be, of any of the lots for Ten (10) years unless changes by an instrument signed by $\frac{3}{4}$ of the lot owners) at which time the same shall automatically be extended for successive periods of ten (10) years. Each lot shall be considered as for one (1) vote for the purpose of determining the majority of the owners; however, the restrictions, conditions, covenants, and regulations may be changed any time by an instrument signed by $\frac{3}{4}$ of the owners.

- A. The real estate described herein shall be utilized for residential purposes only. No business or commercial activity of any kind shall be carried out upon the real estate without the written consent of the developer or the majority property owners.
- B. Animals shall be kept under the following provisions:
 - 1. No commercial hogs or chickens allowed on any lots or tracts of land. No commercial breeding or kennel boarding on any lots or tracts of land.
 - 2. Each large animal, such as horses, etc., shall have at least two (2) acres, per animal, to roam.
 - 3. No dangerous or vicious animals allowed.
- C. Individual sewage disposal systems shall be located, and constructed in accordance with the requirements, standards and recommendations of the Bullitt County Health Department. Approval of such systems as installed shall be obtained from such authority.
- D. All lot owners are responsible to comply with county highway department regulations for driveway installation.
- E. All lot owners are responsible for soil conservation practice, such as seed and strawing, to avoid such soil erosion, according to the county soil and water conservation office.
- F. The real estate shall not be used or maintained as a dumping ground. Rubbish, trash, garbage, etc, or other waste shall not be kept, except in sanitary containers. Equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- G. No noxious or offensive activity shall be carried on upon the real estate, nor shall anything be done thereon which may become an annoyance to the neighborhood.
- H. No junk, trash, refuse, inoperative automobiles or unlicensed automobiles shall be allowed upon the real estate except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.
- I. No tent, shack, barn or other outbuilding erected shall be used at any time as a residence.
- J. No campers shall be used as a primary residence except during a Ninety (90) day home building process. An extension may be granted at the discretion of the property owners or developers.
- K. Manufactured Double wide homes that are five years old or newer at the time of installation are allowed and must have a block perimeter foundation.
- L. These restrictions may be enforced by an individual lot owner, or by the subdivider to the event any lot owner fails to comply with the foregoing restrictions.
- M. No exceptions of any of the restrictions will allowed without written consent from the developer.

W Douglas Reed, Owner

Donna Reed, Owner

William Armstrong, Owner

Kathy Armstrong, Owner

STATE OF KENTUCKY

COUNTY OF _____

The foregoing restrictions were acknowledged and sworn to before me on the _____ day of _____, _____ by **W Douglas Reed, William Armstrong, and Kathy Armstrong** to be his free act and voluntary deed.

Given under my hand this _____ day of _____, 2024.

My commission expires: _____

NOTARY PUBLIC STATE AT LARGE

This instrument prepared by **W Douglas Reed**

102 Childers Court
Elizabethtown, KY 42701
270-737-2111