

DEED OF RESTRICTIONS

FOR

MASTERSON STATION SUBDIVISION - UNITS 3-C and 3-D

THIS DEED OF RESTRICTIONS is made and entered into on this the ____ day of December, 1998, by MASTERSON PROPERTIES, LLC, a Kentucky limited liability company (the successor in interest to MASTERSON PROPERTIES, a Kentucky general partnership, and hereinafter referred to as the "Developer").

WITNESSETH

WHEREAS, the Developer is the owner of Units 3-C and 3-D of the Masterson Station Subdivision to the City of Lexington, Fayette County, Kentucky, as shown by those final record plats of record in Plat Cabinet K, Slide 719 (Unit 3-C), and in Plat Cabinet K, Slide 665 (Unit 3-D), respectively, all in the Fayette County Clerk's Office (the "Subdivision"); and

WHEREAS, the Developer intends to establish a general plan for the use, occupancy and enjoyment of the Subdivision; and

WHEREAS, in an effort to maintain uniformity in said use and occupancy, the Developer desires to create certain restrictions as to the lots in the Subdivision.

NOW, THEREFORE, the Developer does hereby establish the following covenants, conditions and restrictions as to the use and occupancy of all lots in the Subdivision as follows:

1. **PRIMARY USE RESTRICTIONS:** No lot in the Subdivision shall be used except for private single family residential purposes. No structure shall be erected, placed or altered or permitted to remain on any lot except a one single family dwelling designed for the occupancy of one family (including any domestic servants living on the premises), not to exceed two and one-half stories in height and which shall contain an attached private garage.

2. **APPROVAL OF CONSTRUCTION PLANS:** No house, building, fence, wall, structure or other improvement, or any addition to any of the foregoing, shall be erected, placed or altered on any lot until the construction plans, specifications, plot plan

showing the proposed location of the house upon the lot following its completion, and a plan showing the grade elevation (including rear, front and side elevations) and location of the house, structure, fence, wall or improvement, the type of exterior material and the driveway (which shall be composed of Portland Cement concrete or paving brick) shall have been approved in writing by the Developer or by any person or association to whom

