

**RESTRICTIONS
FOR
AGRICULTURAL DIVISION
ETHINGTON FARM DIVIDED**

The Undersigned owners and developers of Ethington Farm Divided, an agricultural division located on Eminence Pike and Clear Creek Road, Shelbyville, KY do hereby adopt the following restrictions and covenants which shall apply to tracts of said farm as shown on the plat of Agricultural Division of Ethington Farm Divided of record in the Shelby County Clerk's Office in Plat Cabinet Slide

1. All tracts shall be used exclusively for the construction of single family residences thereon and structures and facilities as authorized herein appurtenant to such residences.
2. No dwelling shall be erected on said property having less than the following minimum square footage requirements, excluding porches, garages, attics, and basements, etc.

One story dwelling	1,700 SF
Two story dwelling	1,400 SF Main Level 600 SF 2nd Level
(Or another combination totaling)	2,000 SF

3. As provided herein, the only use permitted on any tract is single family residences, thus those uses specifically barred include but are not limited to the following: schools, churches and other places of worship, parish houses, hospitals, nursing home, fraternities, public libraries, parks, recreational facilities, municipal, county, state, or federal use, public utilities, funeral homes, cemeteries, philanthropic institutions and clubs, poultry farms, and kennels.
4. Any attached or basement garage shall conform to the residence in architectural design and material used. Detached garages are allowed under the same conditions.
5. The exterior building material of all residences & garages shall extend to ground level on the front and sides shall be either brick, stone, brick veneer, stone veneer, vinyl siding, metal siding, good quality wood siding, log or a combination of the above. No exposed foundations.
6. No part of any principal or accessory building shall be built closer to Eminence Pike or Clear Creek Road than the existing building line as shown on the approved recorded plat.
7. No trailer, mobile home, sectional home, tent or shack, outbuilding or garage, or temporary structure shall be used as a residence or for residential purposes, and no structure shall be moved onto these tracts. No trailer court or trailer park may be allowed or established. No pre-fabricated or other house shall be moved to this property. All houses shall be constructed on the property.
8. Horses, ponies, livestock, and small animals (dogs and cats) are permitted on these tracts so long as said animals are restrained to the owners' premises at all times unless accompanied by the owner. No kennels shall be allowed to operate as a business. No swine allowed.
9. A barn for housing horses, ponies, cattle, or machinery shall be permitted, but no part of any barn shall be built closer than 200 feet of Eminence Pike or Clear Creek Road nor closer than 25 feet to any side of tract line.

