

## 1. LAND SURVEYOR'S CERTIFICATE

I. LAND SURVEYING SERRIFICATE

I HOREBY CRETHEY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR
UNDER MY DIRECTION, BY THE METHOD OF FANDOM TRANSFRS. THE
BEARINGS AND DISTANCES SOMEWING HEREON AND WOUNDED

STANDARDS OF DISTANCES SOMEWING HEREON

STANDARDS OF SOMEWING AUTHORITIES. THE SURVEY SHOWN HEREON

STANDARDS OF SURVEY MOTHER ACCURACY AND PECSOSION OF SAM SURVEY

METS ALL SPECIFICATIONS OF THIS CLASS. THE SURVEYS HOW HEREON

STANDARDS OF SURVEY MOTHER ACCURACY AND PECSOSION OF SAM SURVEY

METS ALL SPECIFICATIONS OF THIS CLASS. THE SURVEYS HOW HEREON

BELLET ACCORDING TO THE MODINATION ANALABLE TO ME.

JULIUM

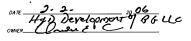
LICENSED PROFESSIONAL LIND STRIPTOR





### 2. CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.



## 3. EASEMENT DEDICATION

THE SPACES OUTLINED BY DASHED LINES AND DESCRAIND AS EASTMENTS ARE HARREST RESERVED FOR THE PURPOSES SHOWN INCLUDING PER MOST THE RIGHT TO CUT DOWN OR THIM ANY TREES WITHIN OR WITHOUT THE EASTMENTS THAT MAY WITHERE WITHIN OR WITHOUT THE EASTMENTS THAT MAY WITHERE WITHIN THE MISTALLATION OR OPERATION OF THE LINES. THE EASTMENTS SHALLE KERD FREE OF ALL PREMARKHT

CONSTRUCTORY DE CONSTRUCTORY OF B & LLC
OWNER CONSTRUCTORY
OWNER

OWNER\_

OWNER\_

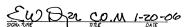
### 4. COUNTY ENGINEER

1) ALL DRAINAGE EASEMENTS ARE DEDICATED TO WARREN COUNTY. ALL DRAINAGE SHALL BE WANTANGD BY THE RESPECTIVE OWNERS! OF THE ADMINISTRATE OF THE PROPERTY OF THE ADMINISTRATION OF THE ADMINISTRATE OF ALL BE ALTERED HARVES AND ANY WAY OF TRUING, CHANGED THE CONFORMENT HARVES, OF BY BULDING AN ANY STRUCTURE THEREON, EXCEPT UPON PROOF WRITEN APPROVAL OF THE APPROVATE COURS MAN DAY. STRUCTURE THEREON, EXCEPT UPON PROOF WRITEN APPROVAL OF THE APPROVATE COURS MAN DAY STRUCTURE TO ANY LOT AFFECTED BY THE DRAINAGE OWES MAD LASEMENT, OR BY MAY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OWES MAD LASEMENT, OR BY THE CHYPCHANTIP COMMISSION DERIGINES.

WHERE NECESSARY ENTRANCE AND/OR DRIVENAYS TO LOTS SHALL BE CONSTRUCTED WITH A MINIMUM OF TWENTY-FOUR (24) LINEAR FEET OF FIFTEEN (15) INCH DIAMETER ENTRANCE PIPE. THE END OF THE ENTRANCE PIPE SHALL TERMINATE THREE (3) FEET BACK FROM THE PROPERTY LINE.

GRADING WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT NO EXCESS WATER WILL BE DIVERTED TO THE CITY/COUNTY ROAD RIGHT-OF-WAY WITHOUT APPROVAL OF CITY/COUNTY ENGINEER.

THIS PROPERTY HAS PUBLIC ACCESS TO COUNTY ROAD.



## 5. WARREN COUNTY WATER DISTRICT

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT AND, REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EASOMENTS HAVE BEEN DEDICATE FOR THE CONSTRUCTION AND MAINTEMANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT.

NOTE AND A SERVICE DISSOLUTION IS MADE BY THE MATER DISTRICT AS TO FIRE FLOW ANALASHIY OF WATER OR SERRE SERVICES TO THE PROPERTY, THAT OTHER MATER OR SERRE SERVICES TO THE PROPERTY OF MATERIAL PARTY OF THE PROPERTY OF THE THIRD MATER OR PLAY SERVICES PROPOSED ON THIS PLAY FAR IN PLAY OR IN PLAY OR INTERPROPERTY OF THE PROPERTY OF T

## 6. ATMOS ENERGY CO.

1-20-06

7. BELLSOUTH TELEPHONE CO.

desa	Oramae 7775	00-20-06
SIGNATURE	TILE	DATE

8. W.R.E.C.C. OR WARREN RURAL ELEC. COOP.

9. INSIGHT COMMUNICATIONS (CABLE T.V.)

## 10. BARREN RIVER DISTRICT HEALTH DEPT.

PUBLIC SEWER REQUIRED. ON EXISTING PUBLIC SEWER. ..... HAS EXISTING PRIVATE SEWER SYSTEM.



#### 11. CITY-COUNTY PLANNING **COMMISSION CERTIFICATION** OF APPROVAL OF RECORDING

I REGET CENTRY THAT THE SUBMINION HAS SHOWN RESENTANT OF THE SUBMINION REGIONS ON REGIONAL TOWN OF THE CHIP-COUNTY PLANNING COMMISSION OF MARREN COUNTY, RETRICORY, WITH THE EXCEPTION OF SUCH VARRANCES, IF ANY, SA ARE NOTED IN HUMBIRS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING ON THE CHIP CO THE COUNTY CLERK.



TOTAL AREA - PHASE 1 = 45.126 ACRES

SHEET 3 of 4



21,

Feb

LODCID A



Civil Engineering · Land Surveying

4215 Benttree Drive P.O. Box 21382 Owensboro, Kentucky 42304 270-685-2811 -



# McCOY PLACE

## FINAL PLAT

LOCATED ON KEMPTON COURT AND SUGARBERRY AVENUE SOUTHWEST OF BOWLING GREEN WARREN COUNTY, KENTUCKY 01-14-2006

## BOOK 37 PAGE 294

EINE PABLE														
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
LI	51.15"	N 5778'26" E	L23	19.74	N 16'35'59" W	L45	75.00	S 32'41'34" E	L67	38.29"	S 10'02'30" E	L89	75.00	S 67'51'38" W
L2	50.52	N 79'57'30" E	L24	119.12	N 16'35'59" W	L45	75.00	S 32'41'34" E	L68	114.41	S 79'57'30" W	L90	75.00°	S 67'51'38" W
13	90.00'	N 79'57'30" E	L25	19.76	N 62'56'29" E	L47	75.00'	S 32'41'34" E	L69	49.89'	S 5718'26" W	L91	75.00°	S 67'51'38" W
L4	90.00	N 79'57'30" E	L26	75.00	N 62'56'29" E	L48	75.00	S 32'41'34" E	L70	73.68'	N 22'08'22" W	L92	75.00"	S 67'51'38" W
L5	90.00*	N 79'57'30" E	L27	75.00'	S 82'58'29" W	L49	10.47	S 32'41'34" E	L71	90.00*	N 22'08'22" W	L93	28.30	S 67'51'38" W
L6	90.00	N 79'57'30" E	L28	65.09"	S 62'56'29" W	L50	156.03	N 32'41'34" W	L72	90.00"	N 22'08'22" W	L94	137.47	N 32'41'34" W
L7	90.00	N 79'57'30" E	L29	6.87	S 3512'45" E	L51	155.77	N 32'41'34" W	L73	90.00*	N 22'08'22" W	L95	62.32'	N 32'41'34" W
L8	90.00"	N 79'57'30" E	L30	25.06"	N 73'24'01" E	L52	38.54"	N 67'51'38" E	L74	85.00*	N 22'08'22" W	L96	66.42"	N 67'51'38" E
L9	90.00	N 79'57'30" E	L31	150.74	S 73"24"01" W	L53	102.07	N 67'51'38" E	L75	130.00	N 67'51'38" E	L97	75.00"	N 67'51'38" E
L10	90.00	N 79'57'30" E	L32	26.60	S 67'51'38" W	L54	87.00*	N 67'51'38" E	L76	115.26	N 67'51'38" E	L98	75.00°	N 67'51'38" E
LII	41.78"	N 79'57'30" E	L33	75.00'	S 67'51'38" W	L55	87.00"	N 67'51'38" E	L77	85.04	S 22'08'22" E	L99	75.00	N 67'51'38" E
L12	61.37	N 22'08'22" W	L34	75.02	S 67'51'38" W	L56	87.00	N 67'51'38" E	L78	90.00*	S 22'08'22" E	L100	75.00"	N 67'51'38" E
L13	90.00*	N 22'08'22" W	L35	75.00'	S 67'51'38" W	L57	87.00"	N 67'51'38" E	L79	90.00*	S 22'08'22" E	L101	30.77	N 6751'38" E
L14	90.00*	N 22'08'22" W	L36	75.00°	S 67'51'38" W	L58	87.00*	N 67'51'38" E	L80	90.00"	S 22'08'22" E	L102	25.22'	N 73'24'01" E
L15	90.00*	N 22'08'22" W	L37	75.00'	S 87'51'38" W	L59	130.00'	N 67'51'38" E	L81	61.37	S 22'08'22" E	L103	75.35	N 73'24'01" E
L16	87.16"	N 22'08'22" W	L38	49.37	S 67'51'38" W	L60	80.00*	S 22'08'22" E	L82	60.63'	S 79'57'30" W	L104	82.07	N 73"24"01" E
L17	13.17	N 62'56'29" E	L39	53.66	S 32'41'34" E	L61	90.00'	S 22'08'22" E	L83	137.24	S 79'57'30" W	L105	114.15*	S 16'35'59" E
L18	28.60"	S 62'56'29" W	L40	90.00	S 32'41'34" E	L62	89.34"	S 22'08'22" E	L84	77.31	S 8751'38" W	L106	19.74	S 16'35'59" E
L19	72.56	S 67'51'38" W	L41	102.00	S 32'41'34" E	L63	150.05	S 22'00'22' E	L85	75.00°	S 6751'38" W	L107	45.27	S 22'08'22" E
L20	88.42'	S 67'51'38" W	L42	83.42	S 57'26'25" W	L64	128.67	S 79'57'30" W	L86	75.00'	S 67'51'38" W	L108	10.82	S 42'35'00" W
L21	84.27	S 67'51'38" W	L43	83.42	N 57'26'25" E	L65	139.32	S 79 57 30" W	L87	75.00'	S 67'51'38" W	L109	12.78	S 37'55'05" W
L22	45.27	N 22'08'22" W	L44	71.42'	S 32'41'34" E	L66	38.29'	N 10'02'30" W	L88	75.00°	S 67'51'38" W	L110	32.22	N 10'29'19" W

LINE TARLE

#### **CURVE TABLE**

CURVE	RADIUS	LENGTH	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	BEARING	DISTANCE
C1	305.00'	87.59"	N 19'25'14" W	87.29'	C26	2475.00	99.98"	S 67'55'09" W	99.97	C51	20.00	31.42'	N 55'02'30" W	28.28*
C2	20.00"	29.66	N 14'49'47" E	27.01	C27	20.00	32.78	N 63'58'22" W	29.23"	C52	50.00'	23.84	N 23'42'13" W	23.62
C3	255.00	61.18*	N 6470'48" E	61.03	C28	525.00"	81.07	N 21'26'45" W	80.99*	C53	50.00	58.57	N 70'55'16" W	55.27
C4	255.00"	39.63"	N 75'30'20" E	39.60"	C29	525.00	80.89"	N 3016'59" W	80.81	C54	50.00'	58.57	S 41'58'05" W	55.27
C5	125.00	29.94"	N 73'05'45" E	29.87	C30	475.00	82.00"	S 3076'02" E	81.90	C55	50.00"	16.10"	S 00'48'53" E	18.03
C6	125.00	74.71'	N 49'06'39" E	73.60'	C31	475.00'	73.49'	S 20'53'23" E	73.41'	C56	20.00	31.42'	S 3457'30" W	28.28*
C7	125.00*	30.07	N 25'05'46" E	30.00*	C32	20.00*	30.59*	S 27'21'40" W	27.70"	C57	305.00"	15.60°	S 78'29'35" W	15.60*
CB	125.00"	76.23	N 00'44'03" E	75.05	C33	2475.00	95.90"	S 7217'25" W	95.90	C58	305.00	74.81*	S 70'00'02" W	74.63
C9	125.00"	11.79"	N 19'26'16" W	11.78"	C34	1025.00"	50.69"	S 71'59'01" W	50.68	C59	305.00*	30.16	S 60'08'25" W	30.15
C10	20.00*	30.59*	N 21'40'52" E	27.70	C35	1025.00	48.42"	S 6972'49" W	48.41"	C60	20.00"	27.19"	N 61'05'26" W	25.15
C11	2525.00	112.83	N 6473'18" E	112.82'	C36	64.00'	29.63	S 81'07'23" W	29.37	C61	20.00	31.42	N 22'51'38" E	28.28
C12	2475.00"	46.40*	S 63'28'43" W	46.40"	C37	50.00"	67.02"	S 55'59'05" W	62.12'	C62	2525.00'	14.63	N 67'41'40" E	14.63
C13	2475.00	75.05	S 64'53'03" W	75.04"	C38	50.00	67.02*	S 20'49'02" E	62.12"	C63	20.00	31.53*	S 6778'20" E	28.37
C14	2475.00"	75.16"	S 66'37'22" W	75.16"	C39	64.00"	7.88"	S 55'41'35" E	7.87	C64	75.00"	133.65	S 28'54'34" W	118.65
C15	2475.00	15.88	S 67'40'36" W		C40	64.00"	21.75	S 42'25'49" E	21.65	C65	20.00	31.42	S 22'51'38" W	28.28
C16	20.00'	31.42'	N 67'08'22" W	28.28"	C41	20.00"	32.31	S 13'34'53" W	28.91"	C66	1025.00'	54.56	S 66'20'08" W	54.55
C17	475.00°	45.93	N 19'22'11" W	45.91	C42	1025.00	43.21	S 58'38'52" W	43.20	C67	20.00"	28.80*	N 73'56'28" W	26.37
C18	20.00'	29.96"	N 2618'53" E	27.24'	C43	975.00	45.19"	N 58'48'05" E	45.19"	C68	75.00°	131.62	N 17'35'02" E	115.37
C19	2525.00	74.59*	N 68'22'59" E	74.59	C44	20.00*	30.44	S 7677'54" E	27.59*	C69	975.00	44.24	N 69'09'38" E	44.24
C20	2525.00	73.62	N 66'42'06" E	73.62	C45	255.00	94.68	S 22'03'21" E	94.14"	C70	975.00	50.03°	N 71'55'49" E	50.02
C21	2525.00"	73.65	N 65'01'51" E	73.65	C46	20.00"	31.42	N 77'41'34" W	28.28"	C71	2525.00"	87.54	N 7275'07" E	87.53°
C22	2525.00°	55.25°	N 63'34'06" E	55.25	C47	20.00*	34.28	N 16'24'54" E	30.24	C72	20.00	32.16"	S 62'40'14" E	28.81
C23	2475.00	9.91*	S 63'03'22" W	9.91"	C48	975.00*	39.79*	N 66'41'29" E	39.78*	C73	525.00°	50.76*	S 19'22'11" E	50.74
C24	2475.00"	75.02'	S 64'02'21" W	75.01'	C49	20.00"	31.42	S 67'08'22" E	28.28'	C74	325.00'	28.46	S 4075'03" W	28.46
C25	2475.00	80.10	S 65'50'05" W	80.10*	C50	20.00'	35.64	S 28'54'34" W	31.11	C75	305.00	174.01	N 8173'01" W	171.66

## **LEGEND**

5/8" REBAR SET W/CAP, P.L.S. NO. 1948

0 5/8" REBAR FOUND W/CAP, P.L.S. NO. 1948

1/2" REBAR FOUND

0 FENCE POST

X EXIST. FIRE HYDRANT

PROPOSED FIRE HYDRANT

ഭ SANITARY SEWER MANHOLE

-6"W -- WATER MAIN LOT NUMBER 5' CONCRETE SIDEWALK TYPICAL WATERLINE EASEMENT TYPICAL SAN. SEWER EASEMENT

B.S.B.L. BUILDING SETBACK LINE P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT

FFF=555.0 MINIMUM FINISH FLOOR ELEVATION

#### CONTROL POINTS

KY STATE	PLANE COORDINA	TES, SOUTH ZONE,	NAD 83
POINT	STATE PLANE	COORDINATES	FIFV
NUMBER		EASTING	
4	1851462.7600	1435496.7900	566.48
8	1852061.0896	1436646.2100	570.42
9	1852510.5847	1435488.7275	555.43
9	1852510.5847	1435488.7275	555

CONC. MONUMENT W/ ALUM. DISK. STAMPED BRYANT ENGINEERING, OWENSBORO, KY

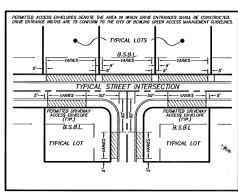
### MINIMUM BUILDING SETBACK LINES

(ZONED: RS-1B & RS-1C WITH BINDING ELEMENT) FRONT YARD = 25 FEET SIDE YARD = 7.5 FEET REAR YARD = 25 FEET

RECORD SOURCE DEED BOOK 898, PAGE 783-789 BINDING ELEMENTS: DEED BOOK 896, PAGE 515

## OWNER/DEVELOPER

H & D DEVELOPMENT OF BOWLING GREEN, LIC 1216 BROADWAY AVENUE BOWLING GREEN, KY 42101



PERMITTED ACCESS ENVELOPE DETAIL

# McCOY PLACE - PHASE 1

## **DECLARATION OF COVENANTS AND RESTRICTIONS**

LAND USE, EASEMENTS AND RESTRICTIONS

## STATEMENT OF BINDING ELEMENTS

## **DEED BOOK 896, PAGE 515**

- 4. All lots shall be known as single family residential lots. No structure shall be erected, altered, placed or permitted to remain on lots in said sections other than a detached signify admiling with a detached garage or starge building. All detached garages or starge buildings shall be constructed of the same quality and material as the dwelling building. No structure on said sindle family residential lots shall exceed two and on-plat (2-4) staries.
- Each residence must have a private, fully enclosed two-car garage. The interior of all garages must be finished.
- 6. Only one (1) outbuilding, which may be a detached garage or storage building, will be allowed on any one lot or lots if a dwelling is built on more than one lot (no more than one outbuilding per residence is permitted). An outbuilding, other than a detached garage, may not be larger than two hundred (200) square feet. The exterior must be complete and can only be one (1) story in height.
- All residences shall face the deepest setback line, and all entry to corner lots shall be from the lower classification street. All entry to lots with access to an alley shall be from the alley.
- The ground floor area of the main structures to be constructed shall meet the following minimum square footage requirements for the ground floor of the main structure (exclusive of basements, garages and proches):

RS-18 lots 1,500 square feet 1,400 square feet

Two or Two and One—Half Story Home 1,200 square feet 1,000 square feet

The foregoing minimum square footoge requirements shall, upon the recording of a plat for any of the trocts referred to herein or the development as a whole, no longer constitute a partion of the Binding Elements but shall of that time be placed upon the recorded plat restrictions.

- 9. All structures in the subdivision shall utilized brick, stone or other modern architectural materials such as wooden, cluminum and/or vinyl siding. At least fifty percent of the residences shall be constructed of brick, stone or other maconyr moterials, in no case can asbestos siding, asphalt siding or other similar material be used in any part of the structure.
- All driveways must be surfaced with concrete or bituminous surface from the paved surface
  of the street to the end of the driveway.
- Final lot grade shall conform to the developer's drainage plan which shall be approved by the City-County Plannina Commission.
- All lots shall be sodded or seeded to the back of the curb at the time of the building construction.
- 13. Owners of lots encompassing storm water retention areas are responsible for the maintenance of the portion of the basin on their property. Maintenance shall include the following:

   a. Grass shall be maintained so as not to exceed five (5) inches in height.
  - b. No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
- 14. All shrubs, trees, grass and plantings of any kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. All lots shall be maintained such that grass shall not exceed five (5) linches in height.
- 15. No trailer, tent, shack or barn shall be erected on the property.
- 16. No noxious or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become a nuisance to the neighborhood.

- 1. All lots shall be known as single family residential lots. No structure shall be erected, altered, placed or permitted to remain on lots in said sections other than a detached single-family dwelling with a garage which may be detached. All detached garages shall be constructed of the same quality and material as the dwelling building and shall not exceed one (1) story in height. No structure on said single family residential lots shall exceed two and one-half (2-1/2) stories.
- Each residence must have a private, fully enclosed two—car garage. The interior of all garages must be finished.
- 3. With the exception of a detached one or two-cor garage, there shall be no authuildings, storage buildings or other structures allowed on any one lot or lots if a detelling is built on more than one lot (no more than one detached garage per residence is permitted). No metal storage building or metal carport shall be allowed on any lot.
- 4. All residences shall face the deepest setback line, and all entry to corner lots shall be from the lower classification street.
- The ground floor area of the main structure to be constructed shall meet the following minimum square footage requirements for the ground floor of the main structure (exclusive of basements, garages and procedure):

RS-18 Lots 1,

1,500 square fee

Two or Two and one-half-story Homes
1,200 square feet
1,000 square feet

- 6. At least fifty percent of residence in this development shall be constructed of brick, stone or other mosconny motorial. No two (2) homes located slide by side shall be constructed with invity stiding, All foundation shall be brick. Gable ends and domers may be constructed utilizing other orchitectural materials as wink, drynk, wood or hardfe board siding.
- 7. All driveways must be surfaced with concrete from the curb to the garage. Concrete driveways must be installed within three (3) months after completion of construction of the residence and/or date residence is occupied, whichever first occurs.
- Final lot grading shall conform to the developer's drainage plan, which shall be approved by the City-County Planning Commission.
- 9. All lot shall be sodded or seeded from the street to front corner of residence at the time of building construction, and the remainder of the lot shall be either sodded or seeded upon completion of building construction.
- 10. Owners of lots encompassing storm water retention areas are responsible for the maintenance of the portion of the bosin on their property. Maintenance shall include the following: a. Gross shall be maintained so as not to exceed five (5) inches in height.
- b. No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
- 11. All shrubs, trees, grass and plontings of any kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. All lots shall be maintained such that grass shall not exceed five (5) inches in height. All portions of lots not improved with structures or poving shall be kept so Iswas or grass except those portions planted with trees, shrubs, bushes and other plantings. In addition, all lands forming portions of a public right—of—way between the boundary of a lot and the powerent installed within the right—of—way shall be maintained as grass areas by the adjacent and abulting owner and maintained by said owner on a partion of the lons. Rock or gravel yards are prohibited.
  - 12. No inoperable vehicle shall be permitted to be stored outside of the garage.
- 13. No aboveground pools are permitted with the exception of inflatable pools for children's use which are temporary in nature.
- 14. No dog or other animal pens are permitted which are larger than five (5) feet by ten (10) feet, and all dog pens must be landscaped on three (3) sides in order to screen them from adjacent properties.
- 15. All exterior lighting shall be directed downward or, if decrotive, shall be of a low workage. All exterior lightning shall be designed and mointained in such a manner as to light only the lot upon which the residence is located and shall not light any adjacent lots nor be designed in such a manner as to be intrusive upon any adjacent lots.
- 16. All receptocles for mail, newspapers or other publications shall be installed in accordance with regulations adopted by McCoy Place (the "Developer"). No owner shall install any receptocle for mail, newspapers or other publications without the Developer's prior withten approval. There shall be no additional receptocle for newspapers or other publications installed on a separate post. Such receptocles must be included with the mailbox receptocle. Developer shall furnish mail boxes at builders expense.
- 17. There shall be no fencing of front or side yards, and no rear yard fencing shall extend past th

18. All recreational vehicles, compers and boats shall be stored in the garge. No parking of commercial trucks, recreational vehicles, sent introcters or traiters, or commercial vans are permitted on any lot, except on a temporary basis during construction. No overnight parking of school buses is permitted on any lot.

19. Satellite dishes having a diameter of 36 inches or less may be attached to the exterior of th residence only. No such satellite dish shall be installed in a freestanding manner except with the prior written approval of the Developer.

- 20. All plans for principal residential structures must be approved in writing H & D Developments of Bowling Green, LLC, prior to construction.
- 21. H & D Developments of Bowling Green, LLC, as Developer, may, by written instrument recorded in the office of the Warren County Clark, assign its duties as Developer; and upon the recording of such assignment, all obligations of Developer shall use in the party to whom such obligations are assigned.
- 22. Sidewalks will be installed on both sides of all streets within the development. The sidewalks are to be constructed concurrent with the construction of each resident by the builder/owner of the lot affected. Each sidewalk shall be a minimum of five (3) feet in width.
- 23. Construction of the residence or any lot shall be commenced within two (2) years of the date of process of that for and shall be completed within one (1) year from the date the building permit is issued for such construction.
- 24. All ones space and essements for desinose shall be maintained by the essociation, a non-yearly, non-stack argonation, which is incorporated in such a manner on to include as members thereof all owners of lots, all as more particularly described in item \$25 below. Said essement areas and open spaces shall be that one of the proper of
- 25. All fot center in McCoy Flace shall become members of the McCoy Flace Hamsonner's Association and shall be subject to the rules and regulations set forth and dopted by the Association. They shall maintain open space and fencing as set forth in the restrictions. There shall be an association fee determined by the association and determined by the association and developer.
- 26. Landscape buffer areas shall be maintained by the lot owner affected. Each owner shall be responsible for maintanance of the buffer area located within the limits of each respective lot containing landscape buffer.
- 27. These covenants, restrictions and conditions may only be amended by the affirmative action of the owners of at least sixty percent (60%) of the lots compromising McCoy Place.
- 28. The covenants, restrictions and conditions shall remain in force and effect and shall constitute a covenant running with the title to every lot within McCoy Place for sixty (60) years after the date thereof.
- 29. The provisions of these covenants, restrictions and conditions may be enforced by any appropriate civil action commenced by the developer or by McCoy Place Homeowners Association, or Owner of any lot or home shall be able to have the rights to enforce these covenants, restrictions or conditions.
- 30. Each lot owner is responsible for being in compliance with Warren County storm water erosion control and sediment control, and will be responsible for the sub-contractors.

MCCOY, PLACE
H+47 APPLICAMENT OF BF-LLC
ALTH OF KENTINGER
BY:

COMMONWEALTH OF KENT COUNTY OF WARREN

Witness my hand on this the Atl day of February 2006.

Challe Trule

NOTARY PUBLIC, KY. State-at-Large

July 16. My Commission Expires:

SHEET 4 of 4

Recorded Reb 21, 2006
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BRYANT ENGINEERING W. INC.

Civil Engineering • Land Surveying

4215 Benttree Drive
P.O. Box 21382
Owensboro, Kentucky 42304

— 270-685-2811 —



McCOY PLACE

FINAL PLAT
LOCATED ON KEMPTON COURT
AND SUGARBERRY AVENUE
SOUTHWEST OF BOWLING GREEN
WARREN COUNTY, KENTUCKY
01-14-2006



M.J. 2005 - 44 - CO.