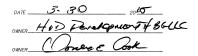


I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF FANDOM TRAVERSE THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD OF COVERNING ADJUSTED FOR REVIEWLY SHOWN HEREON IS CLASS A SURVEY AND THE ACQUARCY AND PRECISION OF SAD SURVEY HEREON THE ACQUARCY AND PRECISION OF SAD SURVEY HEREON IS CLASS THE MORTHAIN TOWN SHOWN HEREON IS THE ACQUARCY THIS CLASS THE MORTHAIN TOWN SHOWN HEREON IS THE WORKER TOWN OF THE MORTHAIN TOWN SHOWN HEREON IS THE WORK OF THE MORTHAIN TOWN SHOWN THE MORTHAIN TOWN AND THE MORTHAIN THE MOR

2813 PLS# Feb 13,2015 STATE OF KENTUCKY J WILLIAM WEIKEL, JR 2813 LICENSED

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, ALLETS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OF PRIVATE US AS NOTED





PLACE

FINAL PLAT LOCATED ON THREE SPRINGS ROAD AND MUIRFIELD LANE SOUTHWEST OF BOWLING GREEN WARREN COUNTY, KENTUCKY 02-05-2015

McCOY

C-LTD RECORDED - MAY 21, 2015. \$3:2 HJ 13 -4.1. 4



THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM NO 21227C0315 E, EFFECTIVE MAY 2, 2007

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

THE BOUNDARY SURVE', REPRESENTED HEREON WAS PERFORMED BY APPROXIMATEL 60% USING TRIMBLE OPS R8 GRSS MODEL 3, DUAL FREQUENCY RECEIVERS BY FREAL TIME KINEMATIC WITH A RELATIVE POSTROVIAL ACCURACY OF 0.03 FEET USING CEOLO MODEL 0.9 WITH KENTUCKY SOUTH 1502 AND NAVO 1988

MINIMUM BUILDING SETBACK LINES

(ZONED RS-18 WITH BINDING ELEMENT) FRONT YARD = 25 FEET SIDE YARD = 75 FEET REAR (ARD = 25 FEET

RECORD SOURCE

DEED BOOK 898, PAGE 783-789

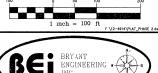
OWNER/DEVELOPER H & D DEVELOPMENT OF BOWLING GREEN, LLC 1216 BROADWAY AVENUE BOWLING GREEN, KY 42101

MAINTENANCE NOTE

MAINTENANCE OF DRAINAGE STRUCTURES SHALL BE DEFINED AS MAINTANNING A SUBSTANTIAL STAND OF GRASS PERIODICALLY CUT TO A HEIGHT OF 5 INCHES REPAIRING ERODED AREAS, AND REMOVING DEBRIS FROM INLET STRUCTURES

MAINTENANCE OF 'INTERPRETATIVE' ITEMS INCLUDING BUT NOT LIMITED TO LANDSCAPING ON RIGHT OF WIS AND SCAPING OF WIS AND S

SHEET 1 of 3



GRAPHIC SCALE

1535 FREDERICA STREET ~ P O BOX 21382 OWENSBORO, KENTUCKY 42304 **270-685-2811**

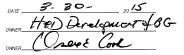
Civil Engineering • Land Surveying

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF FAMILIAM TRANSFRE THE BEARINGS AND ISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSUME THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARD OF OVERHINA DATIONERS THE SURVEY SHOWN HEREON IS CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAD SURVEY MEETS ALL SECONDARIONS OF THIS CLASS THE MORNALING WHICH HEREON IS THE MORNALING SHOPPING THE MEETS ALL SECONDARION OF SAD SURVEY MEETS ALL SECONDARION OF THE MORNALING SHOPPING SHOPPING



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 M IF FREE CONSERTY, ESTABLISH THE MINIMAM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OF PRIVATE USE AS NOTED



3 EASEMENT DEDICATION

THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN MICLIONING THE RIGHT OF INGRESS AND GERESS OVER ALL LOTS TO AND FROM EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT AND VITEXEES WITH HE RIGHT TO CUT DOWN OR THIM ANY TREES OF MICHIGAN OF THE LINES THE EASEMENTS SHALL BOW OR PORTATION OF THE LINES THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT CONSTRUCTION.



4 COUNTY ENGINEER

1) ALL DRAWINGE EASEMENTS ARE DEDICATED TO WARREN COUNTY ALL DRAWINGE STALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LID (S) OF THE MICH PASSMENTS CROSS AND OR MAINTAINE EASEMENT FOR THE LID (S) OF THE APPROVAL OF THE APPROVA

WHERE NECESSARY ENTRANCE AND/OR DRIVENAYS TO LOTS SHALL BE CONSTRUCTED WITH A MINIMUM OF THEATH-FOUR (24) LINEAR FEET OF FRIEEM (15) WICH GAMETER ENTRANCE PIE THE END OF THE ENTRANCE PIE SHALL TERMINATE THREE (3) FEET BACK FROM THE PROPERTY LINE

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

THIS PROPERTY HAS PUBLIC ACCESS TO ______ROAD



5 WARREN COUNTY WATER DISTRICT

THE MARREN COUNTY MATER DISTRICT HAS EXAMINED THIS PLAT AND RECAROING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EASEMENTS HAVE BEEN DEDUCATED FOR THE CONSTRUCTION AND MAINTAINE OF EASTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT

NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO FIRE FLOW



M J 2014 - 92 - CO

MINIMUM BUILDING SETBACK LINES

(ZONED RS-18 WITH BINDING ELEMENT) FRONT YARD = 25 FFFT SIDE YARD = 75 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, LLC 1216 BROADWAY AVENUE BOWLING GREEN, KY 42101

6 ATMOS ENERGY CO

7 AT&T TELEPHONE CO

8 WRECC OR WARREN RURAL ELEC COOP

Christina Durier

9 INSIGHT COMMUNICATIONS (CABLE T V)



10 BARREN RIVER DISTRICT HEALTH DEPT

___ PUBLIC SEWER REQUIRED ON EXISTING PUBLIC SEWER

__ HAS EXISTING PRIVATE SEWER SYSTEM

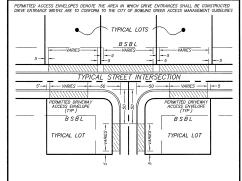
ON SIE SEWAGE PRIVATE DISPOSAL SYSTEM TO SERVICE ANY PROPOSED CONSTRUCTION/RESIDENCE SHALL BE PURSUANT TO THE CURRENT STATE SUB-SURFACE SEVANCE DISPOSAL REGULATIONS AND SHALL BE PERMITTED THROUGH THIS OFFICE PRIOR TO INSTALLATION OF THE STSTEM



11 CITY-COUNTY PLANNING COMMISSION CERTIFICATION OF APPROVAL OF RECORDING

I HEREY CETTEY THAT THE SUBJUSTION HAS SHOWN HEREM HAS BEEN FOUND TO THE SHOWN THE EXCEPTION OF SUCH WARRANCES, IF ANY, AS ARE MOTED IN HE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CETTEY.





PERMITTED ACCESS ENVELOPE DETAIL

BOOK 41 PAGE 157

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
LI	S 16 03 59' W	34 75	L20	N 44 48 47' W	7 38	L38	S 24 25'39 W	129 14	L56	N 42 39 56 W	90 00
L2	S 19 28'59 W	85 97	L21	N 65 34 21 W	15 00'	L39	S 24 25'39 W	91 34	L57	N 42 39 56 W	90 00
L3	S 22 54 38 W	17 13	L22	N 65 34 21 W	199 78	L40	S 24 25 39" W	12 00	L58	N 42 39 56 W	91 00'
1.4	S 22 54 38 W	95 33	L23	N 71 17 17' W	33 52'	L41	S 47 20 04" W	6 37'	L59	N 472004 E	136 00
L5	S 22 54 38 W	12 29	L24	N 71 17 17 W	76 93	L42	S 47 20 04 W	90 00	L60	N 472004 E	80 00
L6	S 23 55 56' W	190 38	L25	N 65 34 21 W	15 26'	L43	S 47 20 04 ' W	90 00	L61	N 472004 E	60 17
1.7	S 23 55 25" W	3 25'	L26	N 65 34 21 W	106 00	L44	S 47 20 04" W	89 81'	L62	S 55 05 49 E	40 81
L8	S 24 22 29 W	192 18	L27	N 24 25 39 E	98 50	L45	N 42 39 56 W	86 00	L63	S 63 42 20' E	67 09
L9	S 24 22 29 W	44 96	L28	N 24 25 39 E	110 46	L46	N 42 39 56' W	86 00	L64	S 63 42 20' E	32 62
L10	S 24 45 06 W	78 50	L29	N 451113 E	59 71	L47	N 472004'E	135 88	L65	N 63 42 20 W	88 41'
L11	S 24 45 06 W	78 54'	L30	S 44 48 47 E	63 72	L48	N 472004'E	135 88	L66	N 63 42 20 W	11 30
L12	S 241559' W	116 66'	L31	N 44 48 47' W	20 49	L49	S 42 39'56 E	91 00	L67	N 550549'W	40 81'
L13	S 241559 W	109 69	L32	N 44 48 47' W	90 00	L50	S 42 39 56 E	90 00'	L68	N 24 25 39 E	102 41
L14	S 251117 W	13 13	L33	N 44 48 47 W	90 00	L51	S 42 39 56" E	90 00	L69	S 65 34 21 E	94 61
L15	S 2511'17 W	86 25	L34	N 44 48 47 W	94 95	L52	S 42 39 56" E	90 00	L70	S 65 34 21 E	27 17
L16	S 27 22 47 W	64 18	L35	S 44 48 47" E	146 34'	L53	S 42 39'56' E	39 27	L71	S 59 52 02 E	62 98
L17	S 30 39 23' W	59 87	L36	S 451113 W	59 71'	L54	N 42 39 56 W	8 24	L72	S 59 52 02 E	47 67
L18	S 33 41 08 W	48 18	L37	S 24 25 39 W	78 85	L55	N 42 39 56 ' W	90 00'	L73	S 65 34 21 E	42 46'
L19	S 36 17 14 W	44 49							L74	S 65 34 21 E	172 59

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD	CURVE	RADIUS	LENGTH	BEARING	CHORD	CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	2525 00	39 88	N 58 40 16 W	39 88	C24	305 00	82 01	S 33 41 13 W	81 76	C47	325 00	30 91	S 57 49 19 E	30 90
C2	20 00	31 59	S 69 10 32 W	28 41	C25	305 00	8 28	S 25 12 20 W	8 28	C48	325 00	17 92	S 62 07 34 E	17 91
C3	14 00	21 99	N 20 34 21 W	19 80	C26	14 00	22 38	S 701336 W	20 07	C49	75 00	66 37	S 38 21 09 E	64 23
C4	255 00	2 04	N 24 39 26 E	2 04	C27	2475 00	88 60	N 625656 W	88 60	C50	32 00	42 79	S 251948 W	39 67
C5	255 00	90 35	N 35 02 13 E	89 88	C28	2475 00	80 01	N 60 59 49" W	80 01	C51	53 00	59 79	S 31 19 21 W	56 67
C6	14 00	21 99	S 89 48 47 E	19 80	C29	2475 00	80 01	N 59 08 41 W	80 01	C52	53 00	42 51	S 23 58 20 E	41 38
C7	255 00	27 62	S 41 42 35 E	27 61	C30	2525 00	89 12	S 60 08 05 E	89 12	C53	53 00	49 77	S 735118 E	47 97
C8	255 00	115 12	S 25 40 21 E	114 15	C31	2525 00	126 82	S 62 35 04' E	126 80	C54	53 00	50 77	N 51 47 52 E	48 85
C9	61 00	54 42	S 12 49 04 W	52 63	C32	14 00	21 61	5 19 47 53 E	19 53	C55	53 00	33 16	N 06 25 58 E	32 62
C10	53 00	23 98	S 25 24 42 W	23 78	C33	255 00	101 95	S 35 52 52 W	101 27	C56	54 00	63 29	N 22 05 10 E	59 73
C11	53 00	52 22	S 15 46 43 E	50 14	C34	14 00	21 99	N 873956 W	19 80	C57	54 00	1 61	N 56 31 01 E	1 61
C12	53 00	55 50	S 74 00 23 E	53 00	C35	14 00	21 99	S 02 20 04 W	19 80	C58	51 00	67 71	N 19 20 23 ' E	62 84
C13	53 00	55 50	N 45 59 37 E	53 00	C36	14 00	21 99	S 87 39 56 E	19 80	C59	51 00	+3 97	N 43 23 22 W	42 62
C14	53 00	39 97	N 05 36 34 W	39 03'	C37	61 00	31 66	S 274751 E	31 30	C60	51 00	38 29	N 89 35 44 W	37 40
C15	31 00	50 60	N 19 32 56 E	45 17	C38	53 00	21 76	S 24 43 02 E	21 61'	C61	29 00	30 95	N 80 32 03 W	29 50
C16	51 00	35 25	N 46 30 43 E	34 55'	C39	53 00	58 65	S 68 10 59 E	55 71	C62	125 00	28 40	N 56 28 09 W	28 34
C17	51 00	54 58	N 03 56 41 W	52 01	C40	53 00	59 59	N 475417 E	56 50	C63	125 00	1 59	N 63 20 32 W	1 59
C18	51 00	67 22	N 72 21 37 W	62 46	C41	53 00	58 96	N 16 10 27 W	55 97	C64	275 00	41 32	N 59 24 04 W	41 28
C19	29 00	41 19	N 69 25 55 W	37 81	C42	53 00	41 42	N 70 26 05' W	40 38	C65	14 00	20 28	N 13 36 30" W	18 55
C20	305 00	15 41	N 301135 W	15 40	C43	61 00	53 45'	N 67 45 59 W	51 75	C66	305 00	18 38	N 26 09 15 E	18 38
C21	305 00	70 12	N 381336 W	69 97	C44	14 00	21 99	N 02 20 04 E	19 80	C67	14 00	21 99	N 69 25 39 E	19 80
C22	14 00	21 99	S 00 11 13 W	19 80	C45	305 00	28 79	N 44 37 48 E	28 78	C68	20 00	18 20	S 39 30 36 E	17 57
C23	305 00	20 21	S 431719 W	20 21	C46	14 00	20 28	N 832451 E	18 55	C69	20 00	13 04	S 051417 W	12 81

LEGEND

(140) LOT NUMBER

JEII D		
5/8" REBAR SET W/CAP, PLS NO 2813		4' CONCRETE SIDEWALK
5/8" REBAR FOUND W/CAP, PLS NO 1948	1 ±	TYPICAL WATERLINE EASEMENT
1/2" REBAR FOUND	6-W T + =	TIPICAL WATERLINE EASEMENT
FENCE POST	10	
CALCULATED POINT (NO MONUMENT SET OR FOUND)	8 SS 1	TYPICAL SAN SEWER EASEMENT
EXIST FIRE HYDRANT	7 1/6 -	
PROPOSED FIRE HYDRANT	BSBL	BUILDING SETBACK LINE
SANITARY SEWER MANHOLE	PUE	PUBLIC UTILITY EASEMENT
WATER MAIN	DE	DRAINAGE EASEMENT
	5/8" REBAR FOUND W/CAP, PLS NO 1948 1/2" REBAR FOUND FENCE POST CALCULATED POINT (NO MONUMENT SET OR FOUND) EXIST FIRE HYDRANT PROPOSED FIRE HYDRANT SANITARY SEWER MANHOLE	5/8" REBAR FOUND W/CAP, PLS NO 1948 1/2" REBAR FOUND FENCE POST CALCULATED POINT (NO MONUMENT SET OR FOUND) EXIST FIRE HYDRANT PROPOSED FIRE HYDRANT SANITARY SEWER MANHOLE 5 ***** ******** ******* ****** ******

TOTAL AREA - PHASE 2 = 22.912 ACRES

FFE=555 0 MINIMUM FINISH FLOOR ELEVATION

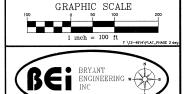
SHEET 2 of 3

RECORDED - MAY 21, 2015



FINAL PLAT

LOCATED ON THREE SPRINGS ROAD AND MUIRFIELD LANE SOUTHWEST OF BOWLING GREEN WARREN COUNTY, KENTUCKY 02-05-2015



1535 FREDERICA STREET ~ P O BOX 21382 OWENSBORO, KENTUCKY 42304

270-685-2811

STATEMENT OF BINDING ELEMENTS

DEED BOOK 896, PAGE 515

- All lists shall be known as single family residented lists. No structure shall be exerced, altered amplitudes or permitted it eneman on lotal in sold sections other than a detected single family placed or permitted it eneman on lotal in sold sections other than a detected single family residented protego or stronge buildings. All detected groupes or stronge buildings which in the single public your directions is the definition whiching the structure on and single family residential lots shall exceed two and one—half $\{2^{-\frac{1}{2}}\}$ stories on and single family residential lots shall exceed two and one—half $\{2^{-\frac{1}{2}}\}$ stories.
- Each residence must have a private, fully enclosed two-car garage. The interior of all garages must be finished
- Only one (1) authurlang, which may be a detached grape or storage huiding, will be allowed on any one lot or lots? I of desiling is but an more than one to (in one than one than one but one than one combusting pur residence is permitted). An authurlating, other than a decached grape, may not be larger than two huidred (200) square feet. The exterior must be complete and can only be one (1) stary in height.
- All residences shall face the deepest selback 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 afley.
- The ground floor area of the main structures to be constructed shall meet the following minimum square tootage requirements for the ground floor of the main structure (exclusive of basements, garages and proches)
- The foregoing minimum square novologi requirements smil, upon the recording of a pitel on any of the frotts ferred to herein or the development as a whole no longer constitute or porrion of the Briding Elements out shall at that finne be placed upon the recorded plat restrictions One—Story Home 1,500 square reer 1 400 square feet Two or Two and One—Half Story Hame 1,200 square feet 1,000 square feet
- 10 All driveways must be surroced with concrete or bituminous surface from the paved surface of the street to the end of the driveway All structures in the sudvinsion shall utilized brack stone or other modern architectural maderade such as wooden alumnium and/or may lealing At least lifty percent of the residences shall be constructed of brack, stone or other massing maderads in no case can subsertors siding asphot siding or other similar material pe used in any part of the structure
- 11 Final lot grade snall conform to the developer's dramage plan which shall be approved by the City-County Planning Commission
- 12 All lots shall be sadded or seeded to the back of the curb at the time of the building construction
- 13 Owners of lots encompassing starm water retention areas are responsible for the maintenance of the portion of the basin on their property Maintenance snall include the outowing

 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, tress 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 new (5) inches 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.

M J 2014 - 92 - CO

,μ/1 21 β4 2 LL RECORDED - MAY 21, 2015

FILE

C-7120

BOOK 41 PAGE 158 MCCOY PLACE - PHASE 2 DECLARATION OF COVENANTS AND RESTRICTIONS

LAND USE, EASEMENTS AND RESTRICTIONS

1 All loss soil be known as single family residential lots. No structure soil be erected, aftered, placed or permitted to remain on lats in said sections other than a determed single-family welling with a gorge whom may be decidently delicited agorges shall be constructed of the same quality and material so the delicited will be constructed of the same quality and material residential lots shall exceed two and one-half (2-1/2) stones.

2 Each residence must have a private fully enclosed two—car garage. The interior of all garages be finished.

3. With the exception or a detended one or Levi-cor garage, there shall be no outbuildings of buildings or other structures allowed only one lot of that if a dealing is out for an one that drag is always on one detended garage per residence is permitted.) No metal storage building or metal corport 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 classification street

5 The ground floor area of the main structure to be constructed shall meet the following minimum square rootage requirements for the ground floor of the main structure (exclusive of basements garages or

One-story Homes 1500 square feet 1,400 square feet Two or Two and one-half-story Homes 1,200 square feet 1 000 square feet

6 At least fifty persent of residence in this development shall be constructed of brick, stone or other managery marketing to view or promise located and by see shall be constructed with mary string. All incincitions shall be brick Gable ents and dimens may be constructed utilizing other architectural materials on with, drynt wood or harde boards along.

7. All draways must be surfaced with concrete from the curb to the garage. Concrete draways must be maidled within three (3) months order completion of construction of the residence and/or date residence is occupied, whichever liest occurs.

8 Final lot grading shall conform to the developer's drainage plan which shall be approved by the -County Planning Commission

10 Owners of lots encompossing storm water retention areas are responsible for the maintenance of the parties of lots encompossing storm water retention areas are responsible for the maintenance shall include the following of Grass shall be maintained so as not to exceed five (5) inches in neight 9 All lot noil no sodded or seeded from the steet to front corner or residence on the time of building construction and the remainder of the lot shall be either sodded or seeded upon completion of building construction.

b No permanent structures or any type shall be placed in these areas without the written rmission of the City-County Planning Commission

11. All articls freat, grass and plantings of any land shall be leaf well maintained, propelly cultivated and fees of trails and order unspitly indirected. All loss shall be manifored such his grass shall not exceed to grass accessed those portions builded in an expectation of the property of the point shall be leafly as lowers or grass accessed those portions builded with an artises, as builded out an expectation of the point of the coldust of the point of the poin

12 No inoperable vehicle shall be permitted to be stored outside or the garage

13 No aboveground pools are permitted with the exception of inflatable pools for children's use which temporary in nature

14 No dag or other animal pens are permitted which are larger than five (5) feet by ten (10) feet, and all dag pens must be landscaped on three (3) sides in order to screen them from adjacent properties

15. All neturos ligiting abuil be desented dominant or, if descontine, shall be of a low waiting. All extension injuring shall be desembed and monitorated in such a manuse or builty to digit on the tot upon which the regulation is located and shall not light only not monitorated in such a manuse or to light only not better to the production of the p

16. All receptodes for not I energopers or other publications shall be installed in accordance with resoulcation staged by McCop Place (for "Developer"). No owner shall estable any receptode for not, interspapers or other publications without the Benediger's prior which approval. There shall be no additional receptode for remaining any other publications installed on a segurate post. But in receptode for many the membrane or online publications installed on a segurate post. But in receptode for many the membrane with the membrane resolution. But excepted with the motion receptode. But excepted with the motion resolution.

17 There shall be no rending or front or side yards, and no rear yard fending shall extend past the corners of the residence. Fending boards shall be installed with finished side facing out.

All four plank fence snall be maintained by McCoy Place Homeowner's Association and shall be painted black in color

c Four plank fence shall stay in place and not be remove unless approved by the developer a. All landscape berms and landscaping shall be responsible of lot owner or home owner.

d Entrance sign shall be maintained by McCoy Place Hameowner's Association and which includes landscaping and signs

(Lot nos 106 thru 109 and lots 153, 154 & 159) The rear of these lots adjum McCoy Plots privacy fences are allowed only around rear petro Black chami-nike not black dumnium fence not to exceed 45 inches in neight will be allowed on these lots. No rear or side privacy sence are allowed.

For WOWD

McCOY

18. All represtional whiches, compens and boats shall be stored in the gorage. No parking of commercial trucks, recreational wonders sem tractices or trailers or commercial wors are permitted on any lot, except on a temporary scale during construction. No overnight parking of school buses is permitted on any lot.

19 Satellite alease howing a diameter of 35 incres or less may be attached to the exterior of the residence only. No such sovellite dark shall be installed in a freestanding manner except with the prov 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

A. B. Developments of Bowling Green, LLC, as Developer, may, by Artitern instrument recorded in ofnice of the Marren County Clerk, assign its duties as Developer and upon the recording of such in grimmit, all abilipations of Developer shall west in the party to whom such abilipations are assigned.

22 Stelevalts will be installed on both sides of oil steer's within the development. The sidervalts are to be constructed concurrent with the construction of each resident by the builder/owner of the lot affected Each sodewalk shall be a maintain of five (5) feet in width.

23 Construction of the residence or any lot shall be commenced within two (2) years of the date of purchase of that lot and shall be completed within one (1) year from the date the building permit is issued for such construction.

24. All open spoop and estements for drainage shall be maintained by the association, a non-profit non-stock corporation, which is incorporated in such a manner as to include a maintheas therefold offered of lots, all as more percularly described in liting \$25 select. So all distances processed and select select of the respective agents, servants or guests shall be permitted to obstruct and desementally or in any manner present or marker the ingresses of maintenance. There shall be no motorized vehicle permitted in the open space or on the valuing facilities.

25. All lot omers in MoCoy Place shall assome members of the MoCoy Place Hamsomer's Association and shall are subject to the rules and regulational set forth and displaced by the Association. They shall mention open space and femong as set forth in the restrictions. There shall be an association fee determined by the association feet determined by the association feet.

26 Landscape buffer areas shall be maintained by the lot owner affected. Each owner shall be responsible nor maintenance or the buffer area located within the limits of each eagsetive lot containing a fundacepe buffer.

27 Treese coverants, restrictions and conditions may only be amended by the affirmative action of the owners of at least sixty percent (60%) or the lots compromising McCoy Place

29 The provisions of these covenants restrictions and conditions may be enforced by any appropriate and action commenced by the developer of by McGoy Place Homewers's Association, or Owner of any lot or forme shall be able to have the rights to enforce these covenants, restrictions or conditions. 28 The covenants restrictions and conditions shall remain in force and effect and shall constitute covenant running with the title to every lot within McCoy Place for sixty (60) years after the date thereof

30 Each lot owner is responsible for being in compliance with Warren Country storm water erosion contro and sediment control, and will be responsible for the sub-contractors

COMMONWEALTH OF KENTUCKY
COUNTY OF WHREEN

I the undersigned, a liketary Public in and for the Commonwealth and County aforesand, do hereby certify that the foreigning bedictions of Covenients and Recorpcious of Accorp Proces Subdivisions are secretically extended to the process of the State Public Publ

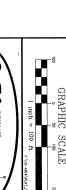
Witness my hand on the the 18th day or May 2018

NO/MRY PUBLIC, KY Stude-oi-Lorge

NO/MRY PUBLIC, KY Stude-oi-Lorge My Commission Expires _1/12/2017

TOTAL AREA - PHASE 2 = 22.912 ACRES

SHEET 3 of 3





LOCATED ON THREE SPRINGS ROAD
AND MUIRFIELD LANE
SOUTHWEST OF BOWLING GREEN
WARREN COUNTY KENTUCKY

FINAL PLAT

270-685-2811