

REVISED AND AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
GRANDEL FOREST ESTATES
AND
WOODS OF FEYHURST
JOINT COMMUNITY ASSOCIATION, INC
JEFFERSON COUNTY, KENTUCKY

DB 08353 PG 0577-0587

Plat and Subdivision Book 49 Page 62

Plat and Subdivision Book 49 Page 61

Paragraph 3 – Wording of entire paragraph shall be revised to read:

The exterior building material of all structures shall extend to ground level and shall be brick veneer, stone veneer or a combination of the same. Developer recognizes that the appearance of other exterior building materials (such as wood siding) may be attractive and innovative and reserves the right to approve in writing the use of other exterior building materials.

The roof pitch of any residential structure shall not be less than a plane of 6 inches vertical for every plane of 12 inches horizontal for structures with more than one story, and a plane of 7 inches vertical for every plane of 12 inches horizontal for one story.

Paragraph 4 – Add the following sentence to the end of existing paragraph:

All driveways will be located on the right side of the house unless otherwise approved by the Developer or his assignee.

Paragraph 6 – Wording of entire paragraph shall be revised to read:

No fence, wall or hedge of any nature may be extended toward the front or street side property line beyond the front or side wall of the residences. No wire or chain link type fence shall be erected or placed upon any lot. No fence or hedge shall be erected or placed on any lot unless its design and placement are approved by the developer or his assignee. No fence, wall or hedge shall exceed 72" in height.

No tennis court fence shall be erected on any lot in the subdivision unless the fencing is coated with black or green vinyl. This coated type of fence cannot be used as a yard fence, only on the outside of a tennis court.

Paragraph 8 – Add the following sentences to end of existing paragraph:

No outside clothesline shall be erected or placed upon any lot. No basketball goal or backboard, permanent or temporary, or any other type of sports equipment of a similar nature, shall be placed past the sidewalk in the right of way or street.

Paragraph 9 – Add the following sentence to end of existing paragraph:

No shed, outbuilding, shack or barn shall be permitted on any lot, unless otherwise approved by the developer or his assignee.

Paragraph 10 - Wording of entire paragraph shall be revised to read:

No animals, including reptiles, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets (meaning the domestic pets traditionally recognized as household pets in the geographic area) may be kept, provided they are not kept, bred or maintained for any commercial or breeding purposes. Pets must be kept on a leash or contained on the premises at all times and cannot be housed outside.

Paragraph 13 - Add the following sentences to end of existing paragraph:

No structure shall be erected, placed or altered or permitted to remain on any lot except 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 containing a minimum two car attached garage for the sole use of the owner and occupants of the lot with the exception of lots 1, 27 and 40 can have a minimum of a one car attached garage.

Paragraph 16 - Correction in reference within paragraph

Reference should be to Paragraph 7, not Paragraph 6

Paragraph 18 - Correction in reference within paragraph

Reference should be to Paragraph 12, not Paragraph 9

Paragraph 25 - Add the following sentences to end of existing paragraph:

Placement of said dish must be in the rear of the home, not visible from the road. No antennae, except for standard small television antennae, shall be erected or placed on any lot unless its design and placement are approved by the Developer or his assignee, which approval shall be within the sole and absolute discretion of the Developer and may be arbitrarily and unreasonably withheld.

IN TESTIMONY WHEREOF, witness the signature of the party the day and year first herein written.

BY: George R. Miller
GEORGE R. MILLER, PRESIDENT
SUBURBAN CONSTRUCTION &
MANAGEMENT, INC.

March 15, 2004
This document prepared by:
George R. Miller, President
Suburban Construction & Management, Inc

George R. Miller

STATE OF KENTUCKY
COUNTY OF BULLITT

Document No.: IM2004056395
Lodged By: MILLER
Recorded On: 04/05/2004 03:40:02
Total Fees: 12.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSELAW-JEFF CO KY
Deputy Clerk: TERNIG

I, the undersigned, a Notary Public, within and for the state and county aforesaid, do hereby certify that on this day the foregoing instrument was produced to me in said state and county, and was signed, subscribed, sworn, acknowledged, and delivered by George R. Miller, the second party thereto, to be his lawful act and deed for the purposes therein stated.

WITNESS my hand this 16th day of March, 2004.
Jamie M. Brewer 5/21/05
NOTARY PUBLIC, STATE AT LARGE, KY