

BUILDING RESTRICTIONS
CROSSRIDGE SUBDIVISION
SECTION ONE

1. All lots in the subdivision shall be known as single-family residential lots. No structures shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a detached garage or storage building. All detached garages or storage buildings shall be constructed of the same quality and material as the dwelling building. No structure shall exceed two and one half (2-1/2) stories. Each lot shall have a minimum of a two-car garage not to exceed a three-car garage.
2. No lot shall be used for a commercial use or purpose.
3. All structures on any one lot shall be of the same exterior construction.
4. On lots 1 through 12, 20, 21, 33, 34, and 68 through 77, the ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1800 square feet in the case of one story structures and not less than 1500 square feet in the case of multiple story structures. On the remaining lots, the ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 2000 square feet in the case of one story structures and not less than 1500 square feet in the case of multiple story structures.
5. All driveways must be surfaced with concrete or bituminous macadam surface from the paved surface of the street to the end of the driveway.
6. No two or more lots may be combined and subdivided so as to obtain a larger number of lots than existed before combining.
7. All lots shall be sodded or seeded to the edge of the street pavement at the time of building construction. The Homeowner will plant and maintain a minimum of two-2 inch trees and a basic foundation planting.
8. The exterior material of any residential structure shall be no less than 80% brick or stone.
9. No fences shall be constructed closer to the front property line than the rear corners of the residence.
10. Owners of lots encompassing storm water retention areas are responsible for the maintenance of that portion of the basin on their property. Maintenance shall include the following:
 - a. Grass shall be maintained so as to NOT EXCEED 5" in height.
 - b. The basin area shall be maintained free and clear of all debris and foreign objects.
 - c. No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
11. All lots shall be maintained such that the grass shall not exceed 5" in height.
12. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of the subdivision. No structure, planting or any other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or may change the direction of flow of drainage channels in the easements. The easements areas of each lot shall be maintained continuously by the owner of the lot.

13. Owners of said lots will comply with all rules regulations of the Bowling Green-Warren County Planning and Zoning Commission. These protective covenants are to run with the land until January 1, 2019, and shall be enforceable by the injunctive relief or other appropriate remedy by the seller or any owner whose property constitutes a portion of the subdivision.
14. Final lot grade shall conform to the developers general drainage plan.
15. The residence building set-back line shall not be nearer than forty (40) feet front line. No residence shall be erected nearer than (40) feet to any side street line. No building shall be located nearer than ten (10) feet to any side lot line from gable or overhang. Rear yard set-back lines shall be at least twenty (20) feet.
16. No residential structure shall be erected nearer on less than a single or individual lot as shown on the plat thereof.
17. No trailer, basement, tent, shack, garage, barn, or other structure, other than a permitted residential structure shall be used a residence, either temporarily or permanently, nor shall structure of temporary character be used as a residence.
18. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become a nuisance to the neighborhood.
19. The Homeowner and Builder shall be responsible for controlling blowing debris and general housekeeping of the lot during the construction phase.
20. All construction floor plans are subject to the approval of the developer.

BUILDING RESTRICTIONS

CROSSRIDGE SUBDIVISION SECTION II

1. All lots in the subdivision shall be known as single-family residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a detached garage or storage building. All detached garages or storage buildings shall be constructed of the same quality and material as the dwelling building. No structure shall exceed two and one-half (2 1/2) stories. Each lot shall have a minimum of a two-car garage not to exceed a four-car garage. All structures on any one lot shall be of the same exterior construction.
2. The ground floor area of the main structure, exclusive of one story open porches and garages, *shall not be less than 2,200 square feet in the case of one story structures and not less than 1,100 square feet in the case of multiple story structures.*
3. The exterior material of any residential structure shall be no less than eighty percent (80%) brick or stone. Drivitt may be permitted on a lot-by-lot basis at the developer's option only.
4. All construction floor plans are subject to the approval of the developer.
5. All building plans shall be submitted to the developer for review and approval. Consideration shall be given to these restrictions and conformity with the motif of the development as a whole.
6. No two or more lots may be combined and sub-divided so as to obtain a larger number of lots than existed before combining.
7. All lots shall be sodded or seeded to the edge of the street pavement at the time of building construction. The homeowner will plant and maintain a minimum of two two-inch trees and a basic foundation planting. Flowering trees are preferred.
8. No residential structure shall be erected on less than a single or individual lot as shown on the plat thereof.
9. No trailer, basement, tent, shack, barn or other out building, erected on the tract shall be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
10. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become a nuisance to the neighborhood. No lot shall be used for a commercial use or purpose.
11. Any yard fence must be approved by the developer or his authorized representative in writing. The fence shall be aesthetically pleasing and conform to the nature of the general area. Chain link fence is not acceptable. No fences shall be constructed closer to the front property line than the rear corners of the residence.
12. All driveways must be surfaced with concrete or bituminous macadam surface from the paved surface of the street to the end of the driveway.

**CROSSRIDGE SUBDIVISION SECTION II
BUILDING RESTRICTIONS**

13. Owners of lots encompassing storm water retention areas are responsible for the maintenance of that portion of the basin on their property. Maintenance shall include the following:
 - a. Grass shall be maintained so as to NOT EXCEED five inches in height.
 - b. The basin area shall be maintained free and clear of all debris and foreign objects.
 - c. No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
14. All lots shall be maintained such that the grass shall not exceed five inches in height.
15. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of the subdivision. No structure, planting, or any other material shall be placed or permitted to remain which may damage or interfere with the installations maintenance of utilities or which may change the direction of flow of drainage channels in the easements. The owner of the lot shall maintain the easement areas of each lot continuously.
16. Final lot grade shall conform to the developers general drainage plan.
17. The residence building setback line shall be not nearer than forty (40) feet from the front line. No residence shall be erected nearer than forty (40) feet to any side street line. No building shall be located nearer than ten (10) feet to any side lot line from gable or overhang. Rear yard setback lines shall be at least twenty-five (25) feet
18. The Homeowner and Builder shall be responsible for controlling blowing debris and general housekeeping on the lot during the construction phase.
19. Owners of said lots will comply with rules and regulations of the Bowling Green Warren County Planning and Zoning Commission. These protective covenants are to run with the land until January 1, 2023, and shall be enforceable by the injunctive relief of any owner whose property constitutes a portion of the subdivision.

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BUILDING RESTRICTIONS
CROSSRIDGE SUBDIVISION

SECTION III

1. All lots in the subdivision shall be known as single-family residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling with a detached garage or storage building. All detached garages or storage buildings shall be constructed of the same quality, style and material as the dwelling building. No structure shall exceed two and one half (2½) stories. Each lot shall have a minimum of a two-car garage not to exceed a four-car garage. All structures on any one lot shall be of the same exterior construction.
2. The ground floor area of the main structure, exclusive of one story open porches and garages, shall *not be less than 2,750 square feet in the case of one story structures and not less than 1,375 square feet in the case of multiple story structures*. This square footage does not include basement areas. Basements are not included in calculating these areas.
3. The exterior material of any residential structure shall be no less than *eighty percent (80%) brick* or stone. Driveway may be permitted on a lot-by-lot basis at the developer's option only.
4. All construction floor plans and exterior configuration are subject to the written approval of the developer.
5. All building plans shall be submitted to the developer for review and written approval prior to construction. Consideration shall be given to these restrictions and conformity with the motif of the development as a whole.
6. No two or more lots may be combined and sub-divided so as to obtain a larger number of lots than existed before combining.
7. All lots shall be sodded or seeded to the edge of the street pavement at the time of building construction. Prior to cutting trees for the building, a clearing plan shall be supplied to the developer for review and written approval. No trees shall be cut or removed without said approval.
 - a. It is required that each home will receive a professional foundation planting including annual flowerbeds.
 - b. It is also required that Lots 116-121, 123-125, and the side yards of Lots 116 and 129 will require a minimum of eight (8) each 6-foot screening evergreens along the rear lot lines. In addition, Lots 116-121 and Lots 128-129 will require a minimum of two (2) each 2 inch diameter flowering trees and two each deciduous type shade trees (i.e. willow oak, sugar maple, etc.). Variations will be considered on an individual basis by the developer.
8. No trailer, basement, tent, shack, barn or other out building erected on the tract shall be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
9. No camping trailer, camping vehicle, boat, commercial vehicle, truck, trailer, tractor or other machinery or equipment shall be parked on any lot unless housed in a garage or basement; no inoperable automobile shall be parked on any lot unless housed in a garage.
10. Above ground swimming pools, statuary, clothes lines, or unsightly growths or objects are discouraged and will be considered only on an individual basis by the developer and would require written authority.

CROSSRIDGE III BUILDING RESTRICTIONS

11. No satellite dish, or telecommunications unit of any kind, shall be installed on any lot or on the exterior of any house unless approved by the developer in writing. No exterior radio, television or other electronic reception antenna or any signs shall be placed or maintained on any lot without approval of the developer. Approval will be granted only with appropriate shading methods.
12. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become a nuisance to the neighborhood. No lot shall be used for a commercial use or purpose.
13. No prefabricated residence shall be placed on any lot in this subdivision.
14. Garbage and refuse shall be placed in suitable containers which shall be concealed and contained within buildings or shall be concealed by means of a screening wall or materials similar to and compatible with that of the building or buildings on the lot.
15. No poultry or livestock or any animals of any kind shall be raised, kept, bred or maintained except that owners may have dogs, cats, or other household pets provided that they are not kept, bred, or maintained for commercial purpose and do not constitute an annoyance, nuisance or risk to the neighborhood. Any pet must be kept and maintained within the premises of the lot of its owner. No dogs or other pets shall be permitted to run at large and any pets must be on a leash or restrained while outside the lot of its owner.
16. Any yard fence must be approved by the developer or his authorized representative in writing. The fence shall be aesthetically pleasing and conform to the nature of the general area. Chain link fencing is not acceptable. No fences shall be constructed closer to the front property line than the rear corners of the residence.
17. All driveways must be surfaced with concrete bituminous macadam surface or brick from the paved surface of the street to the end of the driveway.
18. Owners of lots encompassing storm water retention areas are responsible for the maintenance of that portion of the basin on their property. Maintenance shall include the following:
 - a. Grass shall be maintained so as to NOT EXCEED five inches in height.
 - b. The basin area shall be maintained free and clear of all debris and foreign objects.
 - c. No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
19. All lots shall be maintained such that the grass shall not exceed five inches in height
20. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of the subdivision. No structure, planting, or any other material shall be placed or permitted to remain which may damage or interfere with the maintenance of utilities or which may impede or change the direction of flow of drainage channels in the easements. The easement areas of each lot shall be maintained continuously by the owner of the lot
21. Final lot grade shall conform to the developers general drainage plan.
22. The residence building set-back line shall not be nearer than forty (40) feet from the front line. No residence shall be erected nearer than forty (40) feet to any side street line. No building shall be located nearer than ten (10) feet to any side lot line from gable or overhang. Rear yard set-back lines shall be at least twenty-five (25) feet.

CROSSRIDGE III BUILDING RESTRICTIONS (CONTINUED)

23. The Homeowner and Builder shall be responsible for controlling blowing debris, general housekeeping and erosion control on the lot during the construction phase.
24. Owners of said lots will comply with rules and regulations of the Bowling Green Warren County planning and Zoning Commission. These protective covenants are to run with the land until January 1, 2024, and shall be enforceable by the injunctive relief of any owner whose property constitutes a portion of the subdivision.
25. It is the intent of the developer to maintain building style compatibility throughout the entire development. That compatibility is basically considered conventional, traditional or Colonial style, etc. It is our intent to avoid any building style that is in the conflict such as Spanish, Ultra Modern, Flat Roofed building, etc.
26. The developer retains the right to reject any building designed that is in their consideration not compatible with the overall motif of the development. All plans shall be reviewed with this in mind.

July 29, 1994

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CROSSRIDGE SECTION IV BUILDING RESTRICTIONS

A. LOTS

1. All lots in the subdivision shall be known and used as single-family residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a detached garage or storage building. All such detached garages and or storage buildings shall be constructed of the same quality and the same material type as the main dwelling building. No structures shall exceed 2½ stories. Each lot shall have a minimum of a two-car garage not to exceed a three-car garage.
2. The ground floor area of the main structure exclusive of one story open porches and garages shall not be less than:
 - I. 2,600 square feet in the case of one-story structures and not less than 1,600 square feet in multiple story structures for Lots 130 through 133 and Lots 139 through 144.
 - II. *2,200 square feet in the case of one-story structures and not less than 1,400 square feet in the case of multiple structures for Lots 134 through 138, Lots 172 through 189 and Lots 145 through 153.
 - III. *1,800 square feet in the case of one-story structures and not less than 1,200 square feet in the case of multiple story structures for Lots 154 through 171.

* Corrected 3-5-98
3. No two or more lots may be combined and subdivided so as to obtain a larger number of lots than existed before combining.
4. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of the subdivision. No structure, planting or any other material or mechanical equipment shall be placed or permitted to remain in these easements which may damage or interfere with the installations and or maintenance of utilities or which may alter a direction of flow or volume of the drainage channels within those easements. The easement areas of each lot shall be maintained continuously by the owner of that lot.
5. The building setback line shall be not nearer than 40 feet from the front line. No residence shall be erected nearer than the building lines as shown on the recorded plat for the side street building setback line. No building shall be located nearer than ten feet to any side lot line from the gable or overhang of the building. The rear yard setback line shall be at least 25 feet. Exceptions may be granted in writing only by the developers based upon the desired structure, nearby structures and topography of the land.

B. STRUCTURES

1. The exterior material of all residential structures shall be no less than 80% of brick or stone masonry. Drivet may be permitted an a lot-by-lot basis with written permission of the developer based upon surrounding structures.
2. The main roof of all dwelling units must be constructed with a minimum slope of 9 to 12. Flatter slopes may be approved in writing by the developer.
3. All building plans shall be submitted to the developer for review and written approval prior to construction. Consideration for the approval by the developer shall be given based upon these written restriction and the conformity with the motif and architecture of the development as a whole.

4. Any detached garage, storage building and or outbuilding shall be subject to the same restrictions as outlined above. This includes written approval by the developer. Any outbuilding is required to be of the same theme as the main structure in its design and material.
5. Above ground pools will not be permitted.

C. LANDSCAPING

1. All front lawn area to the rear of the main structure shall be sodded at the completion of construction. The seeding and mulching of the rear yard is permitted at the owner's discretion.
2. It is the developers goal that this development will become a tranquil and ornate area through the voluntary planting and maintenance of trees, shrubbery, bulbs, seasonal and annual plants, landscape bed, etc. As a bare minimum it is a requirement that the homeowner will plant and maintain a minimum of four 2" trees and a basic foundation planting- it is preferred that a minimum of two of the four required trees be planted at the front of the main structure and be of a flowering nature.
3. Any yard fence must be approved by the developer or its authorized representative in writing. The fence shall be aesthetically pleasing and conform to the nature of the general area. Chain link fence is not acceptable. No fences shall be constructed closer to the front property line than the rear comers of the residence. The same restrictions apply to any pet pen areas.
4. All driveways must be surfaced with concrete or bituminous asphalt from the edge of street to the end of the driveway.
5. Ornamental yard furniture, hardware, statues, etc. are to be kept to a minimum in the front lawn areas and should be screened in the rear areas so as to not create an objectionable nuisance to the neighborhood.
6. All mechanical equipment, utilities, solid waste receptacles and service areas are to be screened from the public view.
7. Mailboxes and hardware are to be placed at each residence by the builder and are required to be per the developer's specifications. Placement shall be as required by the U.S. Postal Service.

D. USE/OCCUPANCY

1. No trailer, basement structure, tent, shack, barn or other outbuilding erected on a track shall be used as a resident temporarily or permanently.
2. No noxious or offensive trade or activity shall be carried on upon any lot. Nor shall any activity be allowed which may be or become a nuisance to the neighborhood. No lot shall be used for a commercial use or purpose. Some of those specific activities include:
 - a) Sale of used cars, boats, etc.
 - b) Repair of cars, boats, motorcycles, etc.
 - c) Parking or storage of RV's, buses, campers, multi-axle trailers, etc.
3. Solid waste and recycle waste receptacles must be kept from site other than for scheduled collection.

4. Sufficient space shall be provided for all vehicles parking off of streets and lawn areas with the exception of special social occasions.
5. Window air conditioners are not permitted.

E. CONSTRUCTION

1. The homebuilder shall work continuously on the construction of the residence After the initial footings have been placed. The builder must work in a sustained, satisfactory progression and shall in no case require more than a 12-month period from initial construction to the final completion.
2. The final lot grading shall conform to the developers engineered original drainage plan as approved by the Planning and Zoning Commission.
3. It is the lot owner's responsibility to see that the builder is held responsible for silt control and tracking of mud on to streets during the construction period. Also any areas where vegetative growth is disturbed shall be given attention so as to employ appropriate soil stabilization methods so as to prohibit erosion.
4. The homeowner and builder shall be held jointly responsible for controlling blowing debris and the general housekeeping on the lot during the construction phase. It is anticipated that the builder will supply a container for all construction debris for the proper disposal.
5. No burning will be allowed on site for construction material.

F. MAINTENANCE

1. Owners of lots encompassing storm water retention areas are responsible for the perpetual maintenance of that portion of the basin on their property. Maintenance shall include:
 - II Grass shall be maintained so as not to exceed five inches in height.
 - II. Basin areas shall be maintained free and clear of all debris and all objects.
 - III. No permanent structures of any type shall be placed in these areas without written permission of the City County Planning Commission.
 - IV. Landscaping in these areas is encouraged.
 - V. Should erosion occur at any time it is the owner's responsibility to stabilize the erosion and repair and Re-vegetate the affected area.

G. COVENANTS GENERAL

1. The developer maintains the right to interpret and enforce and or yield these restrictions at his sole discretion. Any interpretation, enforcement and or yielding of these restrictions will be based upon the general good of the neighborhood as a whole.
2. Owners of said lots will comply with the rules and regulations of the Bowling Green Warren County Planning Commission and these covenants and or restrictions. The protected covenants are to run with the land until January 1, 2027 and shall be enforceable by the injunctive relief of any owner whose property constitutes a portion of the Subdivision after compliance with the arbitration provisions of Paragraph 3 below.

3. In the event any dispute shall occur concerning the interpretation or enforcement of these restrictive covenants, the developers and property owners, their heirs and assigns, shall submit said dispute concerning enforcement and interpretation to binding arbitration. Either party to the dispute may invoke the provisions of these covenants. In order to invoke said provisions, the party requesting arbitration shall notify in writing all interested parties of its intent to invoke the arbitration provisions. In the notice of invocation, the invoking party shall propose a disinterested arbitrator to hear and resolve the dispute. Should any party fail to agree with the proposed arbitrator, that objection shall be stated in writing within ten (10) days of the receipt of notice of the proposed arbitrator. In addition to stating objection to the proposed arbitrator, the objecting party shall propose an alternative disinterested arbitrator. If the proposed alternative arbitrator is not agreeable to all interested parties, the two proposed arbitrators shall meet within ten (10) days to appoint a third arbitrator who shall serve and whose decision shall be binding upon the parties and subject to enforcement in any court of competent jurisdiction. Once appointed, the arbitrator shall establish an expedited procedure for the hearing of proof and the filing of an arbitrators award. The cost of arbitration, including reasonable attorneys' fees, shall be born by the party deemed by the arbitrator to have been the non-prevailing party.

Restrictions Adopted 1-23-98

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