

SERENITY SHORES SUBDIVISION RESTRICTIONS, taken from  
Survey Plat by Buddy L. Smith, dated June 16, 1978 and recorded  
in the records of the Court House of Marshall County, Benton, KY.

1. All lots within this subdivision shall be used for residential purposes only, and only single-family residences shall be constructed or permitted on any lot.
2. No business, industrial or commercial use shall be permitted upon any lot. However, this shall not prohibit occasional short term rentals of residences by owner.
3. No temporary living quarters shall be permitted on any lot at any time except as follows
  - a. Temporarily installed mobile homes, camper trailers and the like shall be permitted until Sept. 1, 1979. Thereafter, such facilities may be placed or used upon a lot only if its use is coincidental with the construction of a residence. Such placement or use upon a lot shall terminate at the expiration of 2 calendar years thereafter, and placement or use of such facilities on the same lot are prohibited thereafter.
  - b. Basements shall be constructed within two (2) years after commencement of construction and owner shall have three (3) years to complete the entire exterior structure. Meanwhile, the owner may reside temporarily in said basement structure, provided other restrictions herein are followed.
4. No residential structure in said subdivision shall be less than one story above ground level nor more than two (2) stories above ground level. All residences shall contain at least 500 sq. ft. of ground level living area, exclusive of basements, garages, patios, porches and the like.
5. All residential structures erected upon any lot shall be constructed of first grade building materials. The exterior being masonry, frame or block construction. However, if concrete block construction, the exterior shall be painted.
6. No outdoor toilets or privies are allowed, and all plumbing facilities shall be constructed in accordance with the laws, regulations and rules of the Marshall County Dept. of Public Health and the Kentucky Dept. of Health.
7. No livestock of any type shall be maintained or kept upon any lot, however, this shall not prohibit maintenance of customary domestic pets.
8. No lot in this subdivision shall be further subdivided without consent of at least 2/3 of all lot owners.
9. Front yard setbacks from a dedicated public street or road in said subdivision shall be not less than 25' as shown on said plat, with the exception of lots 43, 44, and 45 in Block "A" fronting on Dogwood Dr. and lots 86 and 87 in Block "C" fronting upon Serenity Dr., which shall have a front yard setback of not less than 10 feet.

10. No structure shall be constructed closer than 10 feet to a rear line, or closer than 6 feet to any side lot line.
11. Public utility easements are hereby reserved along, over and across 5 feet of the sides, front and rear property lines of each lot except lots 20 thru 45 in Block "A" and all lots in Block "E" which will not have easements along the waterfront boundary.
12. All restrictions, conditions, exceptions and reservations set in Deed Book 99, page 386 and Deed Book 99, page 409 in the Marshall County Court Clerks Office are hereby adopted by reference. (TVA restrictions).
13. The conditions, restrictions, reservations, exceptions and easements set forth herein or adopted by reference are, and shall be covenants running with the land and binding upon all property owners therein, their successors and assigns.
13. No owner, lessee or another shall create or perpetuate a nuisance upon any lot in said subdivision. Each shall be responsible for periodical trimming and pruning of trees and shrubs, clearing the lot of debris from such trimming, removal of unused construction materials, and elimination of other ecologically or aesthetically undesirable conditions.
14. No permanent residential structure or related facility shall be constructed at or below the 381 foot TVA contour line in said subdivision.
15. The conditions, restrictions, reservations, exceptions and easements set forth herein or adopted by reference are, and shall be covenants running with the land and binding upon all property owners therein, their successors and assigns.