

KING BEAR ESTATES
SUBDIVISION RESTRICTIONS
PLAT BOOK 8, PAGE 15
MARSHALL COUNTY

1. No building shall be erected on any lot in said subdivision other than a private residence with garage or boathouse for the sole use of the owner or occupant.
2. All cottages or permanent homes constructed on waterfront lots shall have a minimum of 900 square feet of ground floor living area, exclusive of carport, breezeway or garage.
3. All construction once started must be completed within a period of 18 months.
4. Residences build on offshore lots must have a minimum of 800 square feet of ground floor living area, exclusive of carport, breezeway, or garage.
5. No buildings shall be erected on that portion of the subdivision that lies below the Kentucky Lake 381 foot contour line, said portion being owned by or under easement to the United States of America.
6. Residential buildings shall be used only as such and no noxious trade or activity shall be engaged in on any lot, nor shall there be anything constituting a nuisance or a source of annoyance to the community.
7. No animals other than ordinary household pets (dogs and cats) shall be kept, maintained or harbored in any lot, except any such birds as canaries and parrots.
8. No siding material other than wood, brick, stone, or metal alloys shall be used in the construction of residential building and any garage or boathouse.
9. No building shall be erected nearer than ten feet from the lot line or nearer than five feet from the back or side line.
10. No house trailer, rebuilt buses, or similar living accommodations shall be set on any lot.
11. There shall be no outdoor toilet on any lot.
12. All residential buildings must have running water, and must have official approved sewage facilities; and all owners and occupants shall comply with the rules, regulations, and requirements of the State and County Board of Health as to sanitation.

13. Easements are reserved along and within 10 feet of the rear line, front line and side line if the side line is abutting a street right-of-way. An easement of 5 feet is reserved along and within each side lot line not abutting a street right-of-way. The easements are reserved for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of said lines; with right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property lines in case of fractional lots.
14. Acceptance of deeds to lots in said subdivision shall constitute acknowledgement and agreement to all restrictions.
15. These conditions and restrictions shall be binding upon all owners of lots in this subdivision, their heirs and assigns. If the owner of any lot in said subdivision or any other person shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute and proceedings at law or in equity against the persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues from such violations.