

CAMBRIDGE SHORES, INC.
Express Conditions

35
2500
\$1000 per year per lot must be paid by the owner commencing on February 1, and on or before December 31 of each year to Cambridge Shores Subdivision, Inc., or your ownership rights may be terminated. (Amended in 1992 to \$25.00).

PROPERTY RESTRICTIONS

1. No building shall be erected or maintained on any lot in Cambridge Shores other than a private residence and a private garage for the sole use of the owner of occupant, except those lots designated as Commercial on the plat map.
 2. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
 3. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as Commercial on the plat map.
 4. No residential building shall be erected or maintained on any lot in Cambridge Shores having a ground floor area of less than 550 square feet including porch.
 5. No building shall be erected or maintained on any lot in Cambridge Shores closer than 10 feet from front lot line, nor closer than 5 feet from back or side lot lines, and no building shall be erected lower than the 381 foot contour line.
 6. No outside toilet or privy shall be erected or maintained in Cambridge Shores.
 7. No animals or birds, other than household pets, shall be kept on any lot in Cambridge Shores.
 8. Building exteriors must be of brick, frame or block construction; and wood exterior or block exterior must be painted.
 9. Easements are reserved along and within 5 feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and per perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance or such lines, with right of ingress and egress from across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional lots.
- It is understood and agrees that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole line pass over some portion of said lots not within the 5 foot strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
10. The placing of for sale signs on lots in Cambridge Shores shall be prohibited.

Information contained herein is deemed reliable but not guaranteed accurate. Restrictions &/or bylaws may have been changed or added over the years. Buyer should verify though a title exam or other research

11. These conditions and restrictions shall be binding upon all owners of lots in Cambridge Shores, their heirs and assigns.

12. This conveyance is made subject to all the reservations and restrictions outlined in the deed from the United States of America to Rhea Fletcher, et al, which deed is recorded in Deed Book 89, Page 12 (actually Deed Book 89, page 21) in the Marshall County Court Clerk's Office.

This conveyance is made subject to the easement recorded in Deed Book 80, page 473 in the Marshall County Court Clerk's Office, Benton, Kentucky.

BOARD OF DIRECTORS RESOLUTIONS

a. A written request for approval on any building plans are to be submitted, before improvements are made, to the Board of Directors.

b. Notifications must be made to the Board of Directors of the name and address of any new owners upon the sale and/or transfer of any lots in Cambridge Shores Subdivision.

c. The \$18.00 per year lot annual assessment is for the maintenance and upkeep of roads, docks, beaches, security lights, garbage collections, mowing and maintenance of parks and roadsides, and any and all other purposes the Board of Directors consider beneficial to the general welfare of the association.

d. All "For Sale" signs or signs conveying the intent of sale is prohibited.

e. No trailers or mobile homes are allowed to be utilized as a residence or home in the subdivision area and are strictly prohibited.

f. The hunting of wildlife within the confines of the subdivision is strictly prohibited and the utilization of firearms is prohibited except in the case of emergencies or under supervised control with the interest of all inhabitants considered.

g. All culverts installed by property owners must have a minimum capacity sufficient to meet any and all water drainage needs considering the area and drainage and said culverts must be kept open by the property owner.

h. No residential buildings shall be erected or maintained on any lot in Cambridge Shores having a living area of less than 1,000 square feet excluding porches, as of January 1, 1981.

i. The maximum speed limit on any roads in the subdivision is 25 mph. (Roads are now county roads).

j. The Board of Directors will, from time to time, authorize specific dues for specific projects within the subdivision which carry the same endorsement as the Express Conditions listed above.

k. **Resolution #96-10:** Be it further resolved that Cambridge Shores Homeowner's Association, Inc. boat docks and boat landings are meant to be used by Cambridge Shores owners and their guest for the purpose of launching and recovery of water craft. In order to ensure that all owners and guests have

an equal opportunity for use of community docks and landings, overnight or extended tie-ups, (for the purpose of this resolution overnight or extended will be defined as 24 hours or longer and tie-ups shall mean both "wet and dry" docking), are prohibited except in the case of a mechanical or medical emergency. In such an emergency, a Cambridge Shores Homeowner's Association, Inc. Board Member must be notified as to the nature of the emergency and the estimated duration of tie-up required. The Board Member must be supplied with the identification of the water craft. Violations of this resolution will result in criminal trespass charges against the violator. Violators will be identified and the Cambridge Shores Homeowner's Association will file a complaint of criminal trespass with the Marshall County Attorney.

l. Resolution #96-11: Be it further resolved that Cambridge Shores Homeowner's Association, Inc. beach and park areas are exclusively for the use of Cambridge Shores owners and their guests. Non-owners and uninvited guests will be treated as trespassers. If violators are identified, the Cambridge Shores Homeowner's Association, Inc. Board of Directors will call the Marshall County Sheriff for enforcement. The Board will follow this enforcement action by filing a complaint of criminal trespass against the violator with the Marshall County Attorney.

m. Resolution #96-12: Be it further resolved that all vehicles parked at any Cambridge Shores Homeowner's Association, Inc. facilities including docks, beach and park areas (said area will include any TVA property adjacent to and used in conjunction with Cambridge Shores facilities) must have a Cambridge Shores Subdivision permanent sticker or current guest pass displayed in the lower left hand (driver's side) corner of the rear window. In the event the vehicle does not have a rear window, the sticker must be displayed in a window as close to the rear of the vehicle on the left side (driver's side) as possible. Failure to display the proper sticker will result in the vehicle being towed away. All towing and storage costs incurred will be the responsibility of the vehicle owner.

n. August 12, 2000: In order to maintain better control of the use of the facilities for our members, the Board decided that an upgraded system of window stickers is needed. It was decided that numbered stickers for members and a different number sticker for renters would be used and that a registry would be maintained denoting the member's name, make of car, license number, color of vehicle, state of registry and sticker number. It would require the removal and return of the sticker if the car was sold and at all times the number of the sticker must correspond to the name of the property owner to whom the sticker is issued. The location of the sticker is to be moved to the front driver's side windshield. Also, 7 day guest passes are to replace the generic guest pass and are to be date and person specific. These are to be hung from the rear view mirror and are to be completely filled out. The hangers are to be returned after each use.

o. Resolution #96-13: Be it resolved that Cambridge Shores annual dues are assessed and are due on January 1st of each year. The assessment is payable at any time during that year but early payment is encouraged to help cash flow of the association. Assessments are delinquent after December 31st of this same year. A certified letter will be mailed to all delinquent property owners not later than January 15th giving the owner 30 days to pay all delinquent assessments. If payment is not received on or before February 15, legal action will be instituted to effect collection.

p. Resolution #111199: A written request for approval on any building plans for new construction or remodeling plus a copy of the Plot Map (showing the location of the addition or new construction relative to property lines) are to be submitted in writing to the Board of Directors for approval before any construction is begun.

q. Resolution #70700: Rights of Renters-What is a renter or lessee, and what is the renter or lessee entitled to in regard to the Association?

1. A renter or lessee is someone who resides in a habitable living dwelling that meets the Cambridge Shores Deed Restrictions.

2. A renter or lessee is entitled to use of all the facilities in Cambridge Shores that an owner is entitled to use.

3. A renter or lessee must obtain a special Numbered Renter Associate Membership sticker for all vehicles.

4. A renter or lessee has no voting privileges and cannot be on the Board of Cambridge Shores or hold office.

5. Renters must register with the Board of Directors.

Subject-Owner Responsibilities for renting or leasing a habitable dwelling.

1. Owner must notify the Board in writing that they have a property for rent and to whom it is rented. Dues must be current on the property.

2. Owner must rent or lease for a minimum of 1 year.

r. Resolution #51001: Rental of Clubhouse-The Clubhouse must be rented by a property owner of the subdivision. The property owner must be present the entire time the clubhouse is being used. The rental and deposit check must be written by the property owner. The property owner assumes all responsibility for damage and clean up.