

**RESTRICTIONS CONCERNING WOODLAND PROTECTION
FOR
HARRODS CREEK OVERLOOK CONDOMINIUMS**
Jefferson County, Kentucky

THESE RESTRICTIONS CONCERNING WOODLAND PROTECTION FOR HARRODS CREEK OVERLOOK CONDOMINIUMS ("RESTRICTIONS") are made, imposed and declared on the 21st day of May, 2004, by Premier Land Co., LLC, a Kentucky limited liability company, 2248 Frankfort Ave., Louisville, Kentucky 40206 ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of certain real property in Jefferson County, Kentucky, more particularly described on Exhibit A attached hereto, which will be developed as a certain residential development currently known as "Harrods Creek Overlook Condominiums" or "Condominiums"; and

WHEREAS, it is the desire and intention of Developer to develop the real property herein or hereafter made subject to these Restrictions in accordance with the provisions of these Restrictions and to subject and impose upon such real property certain rights, privileges, covenants, conditions and restrictions;

NOW, THEREFORE, in order to provide for a pleasing atmosphere in Harrods Creek Overlook Condominiums, and to subject certain parts of Harrods Creek Overlook Condominiums to restrictions designed to preserve trees and wooded areas in perpetuity, and to subject any and all persons who ever take title to any part of the Condominiums to such preservation restrictions, Developer does hereby restrict the Condominiums as follows:

1. Woodland Protection Areas. The Woodland Protection Areas designated on the Woodland Protection Exhibit attached hereto as Exhibit B shall be permanently preserved in a natural state. No parking, material storage, construction, clearing, grading, or other land disturbing activity shall occur in the Woodland Protection Areas except for supplemental landscape planting, pruning to improve the general health of trees, removing dead or declining trees that pose a public health and safety threat, and clearing of under story brush to remove a public health and safety threat.

Any tree or shrub removed in violation of these Restrictions shall be replaced by the person who removed the tree or shrub within thirty (30) days. Trees planted to replace a tree that is improperly removed shall equal the diameter of the removed tree (that is, one tree of the same diameter or multiple trees, each with a minimum caliper of one and three-quarter inches, together equaling the same diameter of the removed tree planted at intervals acceptable to the healthy growth of the particular species to be planted) and shrubs and under story vegetation shall be replaced using native species.

These restrictions may be amended or released only with the prior approval of the Louisville Metro Planning Commission.

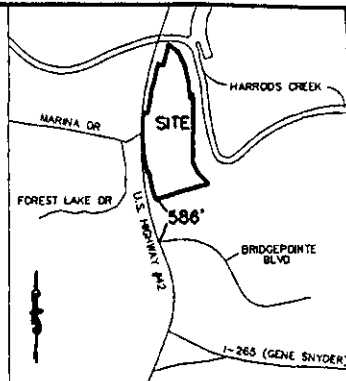
EXHIBIT A

DB08414PG0929

Tract 1 on Minor Subdivision Plat prepared by Evans/Griffin, Inc. dated May 10, 2004 and approved by the Louisville Metro Planning Commission on May 19, 2004 bearing Docket #103-04.

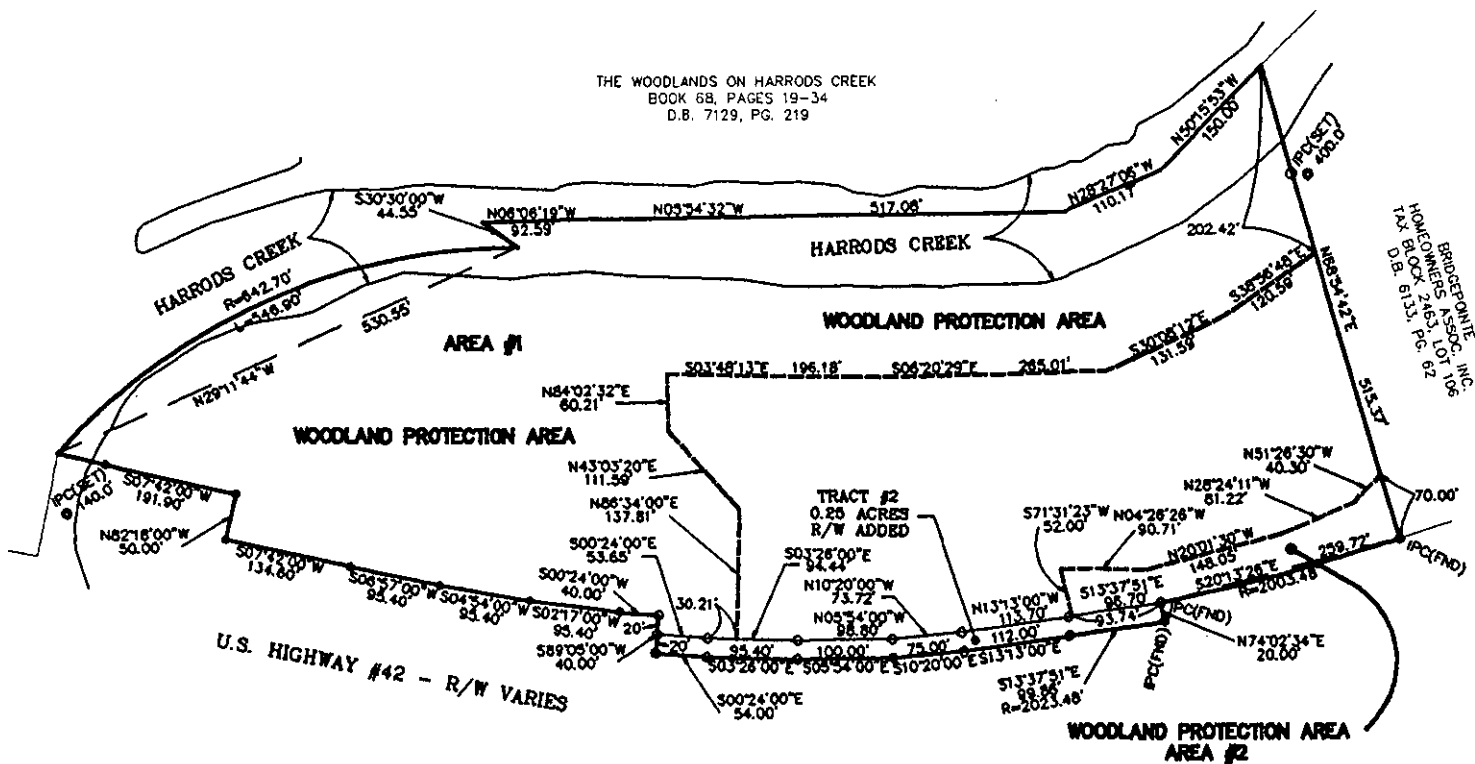
Being the same property acquired by Premier Land Co., LLC by Deed of Consolidation of record in Deed Book 8349, Page 628.

DB08414PG0930



VICINITY MAP
NOT TO SCALE

THE WOODLANDS ON HARRODS CREEK
BOOK 68, PAGES 19-34
D.B. 7129, PG. 219



Document No.: DW2004087100
 Lodged By: BARDENWERPER
 Recorded On: 05/21/2004 03:50:39 6
 Total Fees: 14.00
 Transfer Tax: .00
 County Clerk: BOBBIE HOLSCLOW-JEFF CO KY KY
 Deputy Clerk: SHESCH



(IN FEET)
1 inch = 200 ft.

END OF DOCUMENT

EVANS/GRIFFIN, INC.
 Engineers & Land Surveyors
 4010 DuPont Circle
 Suite 478
 Louisville, Kentucky 40207
 (502) 899-9611 Fax: (502) 899-9612

OWNER: PREMIER LAND COMPANY, LLC.
 2248 FRANKFORT AVENUE
 LOUISVILLE, KY. 40208
 (502) 583-6195
 D.B. 8349, PG. 828

Date: 5/11/04
 Project No.: 2002-42
 Drawing Name: 02-42D

Sheet 1 of 1