

**AMENDMENT TO DEED RESTRICTIONS  
OF  
NAUTICAL CHASE  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
IN ANDERSON COUNTY, KENTUCKY**

**THAT, WHEREAS,** the **Developer**, Firm Ground LLC is the owner of **NAUTICAL CHASE**, a single family residential subdivision in Anderson County, Kentucky; and

**WHEREAS,** the **Developer** hereby establishes a general use plan for the use, occupancy and enjoyment of the subdivision.

**NOW, THEREFORE,** the **Developer** does hereby set forth the following **amendment** to the originally filed deed restrictions dated 18<sup>th</sup> of December, 2002 for **Phase 1 of the subdivision**:

**NUMBER 3, e. shall read as follows:**

**DRIVEWAYS AND SIDEWALKS:** All driveways, parking areas, approaches and sidewalks shall be constructed of Portland Cement Concrete and must be completed before occupancy of the dwelling. Coloring of the concrete **shall be permitted** with the approval of the Developer. **No modification to the existing curb or sidewalk shall be permitted, including curb cuts, modifications to the sidewalk grade or filling of the curb gutter.** During construction of any lot, it is required that protection of the sidewalk be constructed with an earth berm at one location over the curb and sidewalk to minimize cracking of the improvement by large trucks.

These improvements cannot withstand the constant banging of these heavy trucks against the edges, particularly in wet weather. The suggested place for the large truck access is in the location of final driveway to the house in question. No access for delivery to subject lot is permitted from another lot where the truck crosses the curb and sidewalk on another lot. The contractor or homeowner is responsible for the repairs and replacement of any broken curb or sidewalk in front of the subject lot or on other lots if the delivery vehicle crosses at an off lot location. It is the responsibility of the contractor or owner to inform the delivery vehicles of this important requirement. Repairs shall be of equal quality to the initial improvements. The Developer can provide guidelines for the protection and possible repair requirements, if necessary.

**NUMBER 24. DEVELOPER'S DESIGNATION OF DESIGNEE:**

The Developer has determined that the Nautical Chase Homeowner's Association shall be designated as its Designee for the purpose of interpreting these restrictions. This designation, from the Developer, will be considered granted in writing, signed by the Developer, upon the filing of this amendment to the deed restrictions of record on the office of the Anderson County Clerk.

Further, the Developer, or its designee, reserves unto itself the right to interpret these restrictions as, from time to time, may be required in their application and enforcement; which interpretation shall be binding on all parties.

IN WITNESS WHEREOF, the Developer has approved these Restrictions causing them to be Executed by its authorized officers on the 4th day of AUGUST, 2017.

FIRM GROUND LLC

A KENTUCKY LIMITED LIABILITY COMPANY

Brent W. Stratton

Brent W. Stratton, Manager

COMMONWEALTH OF KENTUCKY

COUNTY OF ANDERSON

The foregoing instrument was acknowledged, subscribed and sworn to before me this 4<sup>th</sup> day of August, 2017, by Brent W. Stratton, Manager, for and on behalf of Firm Ground LLC, a Kentucky Limited Liability Company.

Nancy Monroe

Notary Public State at Large

My commission expires 12-9-17

Prepared by Brent W. Stratton

1021 Seascape Lane

Lawrenceburg, KY 40342

502-680-1242

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