

FIRST AMENDMENT
TO THE RESTRICTIONS OF THE
PHELPS ACRES ESTATES

Come now the undersigned, being Four (4) consenting voters of the Phelps Acres Estates Homeowners Association Committee, subject to the Restrictions of the Phelps Acres Estates recorded in Plat Cabinet 2, Slide B-16 of the Russell County Clerk's Office, and hereby state as follows:

Whereas, the original Bylaws and Restrictions of Phelps Acres Estates Homeowners Association recorded August 3, 1996, and recorded in Plat Cabinet 2, Slide B-16 of the Russell County Clerk's Office, provided for and established certain restrictions on the lots located within Phelps Acres Estates, a subdivision located in Russell County, Kentucky; and

Whereas, the original Restrictions provided for the change or modification of restrictions attached thereto, by the consent of four of five committee members; and

Whereas, the following amendments to the Restrictions of the Phelps Acres Estates received the required four (4) consenting signatures of four committee members, pursuant to the Phelps Acres Estates Homeowners Association minutes dated November 7, 2014, and indicated by their signatures appearing herein.

Now Therefore, in consideration of the premises, the committee members hereto certify that the amendments incorporated within this document were validly approved and therefore the Restrictions of the Phelps Acres Estates recorded in Plat Cabinet 2, Slide B-16 of the Russell County Clerk's Office is hereby restated and amended as follows:

V. All outbuildings shall have at least a 75 feet set-back from the road. All outbuildings and storage buildings shall be structured and anchored properly. If these buildings are constructed on-site, building construction shall be completed within one year after construction begins.

XII. No Agricultural purposes will be permitted on any lot or tract except for personal gardens.

IN WITNESS WHEREOF, the undersigned, being the Four (4) consenting voters of the Phelps Acres Estates Homeowners Association Committee, has hereunto set its hand this the 30 day of

June, 2015.

Bennie Garland

Bennie Garland

Adam Stille

Adam Stille

Jerry Jones

Jerry Jones

Judy Phelps

Judy Phelps

COMMONWEALTH OF KENTUCKY }

COUNTY OF Russell }

Subscribed and sworn to before me by Bennie Garland on this 30 day of June, 2015.

My Commission Expires: 4-12-2016

Audith H. Tucker

Notary Public, State-at-Large

COMMONWEALTH OF KENTUCKY }

COUNTY OF Russell }

Subscribed and sworn to before me by Jerry Jones on this 30 day of June, 2015.

My Commission Expires: 4-12-2016

Audith H. Tucker

Notary Public, State-at-Large

COMMONWEALTH OF KENTUCKY }

COUNTY OF Russell }

Subscribed and sworn to before me by Adam Stille on this 30 day of June, 2015.

My Commission Expires: 4-12-2016

Audith H. Tucker

Notary Public, State-at-Large

COMMONWEALTH OF KENTUCKY }

COUNTY OF Russell }

Subscribed and sworn to before me by Judy Phelps on this 30 day of June, 2015.

My Commission Expires: 4-12-2016

Audith H. Tucker

Notary Public, State-at-Large

2016
Prepared by Bennie Ray Garland
312 Phelps Acres Jamestown Ky. 42629

Bennie R. Garland



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