



## Brief Summary of Protective Covenants for The Peninsula on Lake Cumberland

### I. Land Use and Structure Type:

- a. Land is to be used for residential and recreational purposes only.
- b. One single-family dwelling is permitted per lot.
- c. Dwelling must contain 1,600 square feet, once construction has commenced, the exterior must be completed within one year. Improvements must adhere to the building standards set aside by The Peninsula Covenants.
- d. Dwelling must be a site built home. No mobile or modular homes, doublewides or manufactured homes are permitted.
- e. Camping is not permitted on any lot with-in The Peninsula.
- f. No subdivision of lots within The Peninsula are allowed besides the two interior 5 acre parcels. Lot numbers 81 & 82 may be sub-divided no more than one time into two lots and each lot must be equal or larger than 1 acre and must adhere to Russell County zoning laws. The protective covenants on the new lots are consistent with The Peninsula on Lake Cumberland covenants and when subdivided both lots will be required to pay the \$200.00 association Dues.
- g. Household pets are permitted. No swine, cattle, livestock, or poultry may be kept on any lot. One Horse per two acres will be allowed on any interior lot. No horses are allowed on any lakefront Lot.
- h. Clearing for home sites, driveways and views is permitted provided no more than 10% is cleared. No clear cutting or timbering permitted.
- i. No lot shall be used for any noxious or offensive trade; no junk cars may be stored on any lot.
- j. The road system within The Peninsula will be completed by the developer to county specs and is privately owned by The Peninsula Property Owners Association.
- k. Lot number 82 shall be used exclusively for storage of boats, personal watercraft and boat trailers only. Said storage is for the exclusive use of The Peninsula Property Owners.

### II. Property Owners Association:

- l. All lots within The Peninsula subdivision will pay an annual assessment of **\$200.00**.
- m. The Property Owners Association is established to collect annual assessments which will be used to for the upkeep of; the roads, entrance area, boat storage, common areas, ponds, landscaping, lighting and for the enforcement of protective covenants. The assessment will also be used to maintain community appearance.