

**DECLARATION OF RESTRICTIVE COVENANT
FOR
VERSAILLES CENTER**

THIS DECLARATION OF RESTRICTIVE COVENANT FOR VERSAILLES CENTER (this "Declaration") is hereby established and imposed on this the ____ day of June, 2018, by **VERSAILLES LAND GROUP, LLC**, a Kentucky limited liability company (hereinafter referred to as the "Developer"), which has a mailing address of 811 Corporate Drive, Suite 205, Lexington, Kentucky 40503.

W I T N E S S E T H:

WHEREAS, the Developer is the owner of all of the property shown on the Final Subdivision Plat for Versailles Center, Unit 2, of record in Plat Cabinet F, Slide 25, in the Woodford County Clerk's Office (the "Property"), which creates seven (7) lots, i.e., Lots 1, 2, 3, 4, 5, 6, and 9 (each being hereinafter referred to as a "Lot" and all being hereinafter referred to collectively as the "Lots"); and

WHEREAS, the Developer intends to convey one or more of the Lots to other parties, and desires to establish certain restrictions on the use of the Lots.

NOW THEREFORE, intending to be legally bound and that this Declaration be binding upon the Developer's successors and assigns, and each and every person, corporation, company or other entity subsequently acquiring title to any Lot, the Developer does hereby establish this Declaration upon the Property with the intention that the easements, rights, obligations and restrictions set forth herein shall run with the land.

RESTRICTIONS ON USE

The Developer does hereby impose the following use restrictions upon the Lots (in addition to any other restrictions already of record):

1. No Lot in the Center other than Lot 1 may be used as a facility accepting donations of goods.

This Declaration may only be terminated or amended by instrument executed by the owner of Lot 1 duly recorded in the Woodford County Clerk's Office.

All of the easements, rights, obligations, restrictions and provisions hereof shall be deemed to be covenants and obligations running with the land in perpetuity.

