

# SHEPOLA SHORES

## CHOICE LOTS NOW AVAILABLE!

FOR MORE INFORMATION CALL: (606) 307-4800 OR (931) 260-0743

Welcome home to Shepola Shores!  
Bordering Lake Cumberland, this new and exciting development is perfect for your next home!

### LOT PRICES:

Lots 1-5 \$30,000  
Lots 6 & 7 \$35,000  
Lots 8 & 9 \$125,000  
Lots 10 & 11 \$65,000  
Lot 12 \$55,000  
Lots 13 & 14 \$30,000  
Lot 15 \$125,000  
Lots 16 - 26 \$75,000  
Lots 27 - 31 \$40,000  
Lots 32 - 48 \$30,000

PRICES SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE INQUIRE ABOUT THE SPECIFIC LOT(S) YOU ARE INTERESTED IN TO CONFIRM PRICING AND AVAILABILITY

### GENERAL RESTRICTIONS:

2,000 S.F. MINIMUM SQUARE FOOTAGE ON MAIN FLOOR  
EXCLUDING GARAGE

2/3 OF EXTERIOR SHALL BE BRICK OR STONE, WITH LOG HOMES  
OR OTHER EXTERIOR MATERIALS WITH WRITTEN CONSENT OF  
DEVELOPER

DRIVEWAYS SHALL BE CONCRETE OR ASPHALT

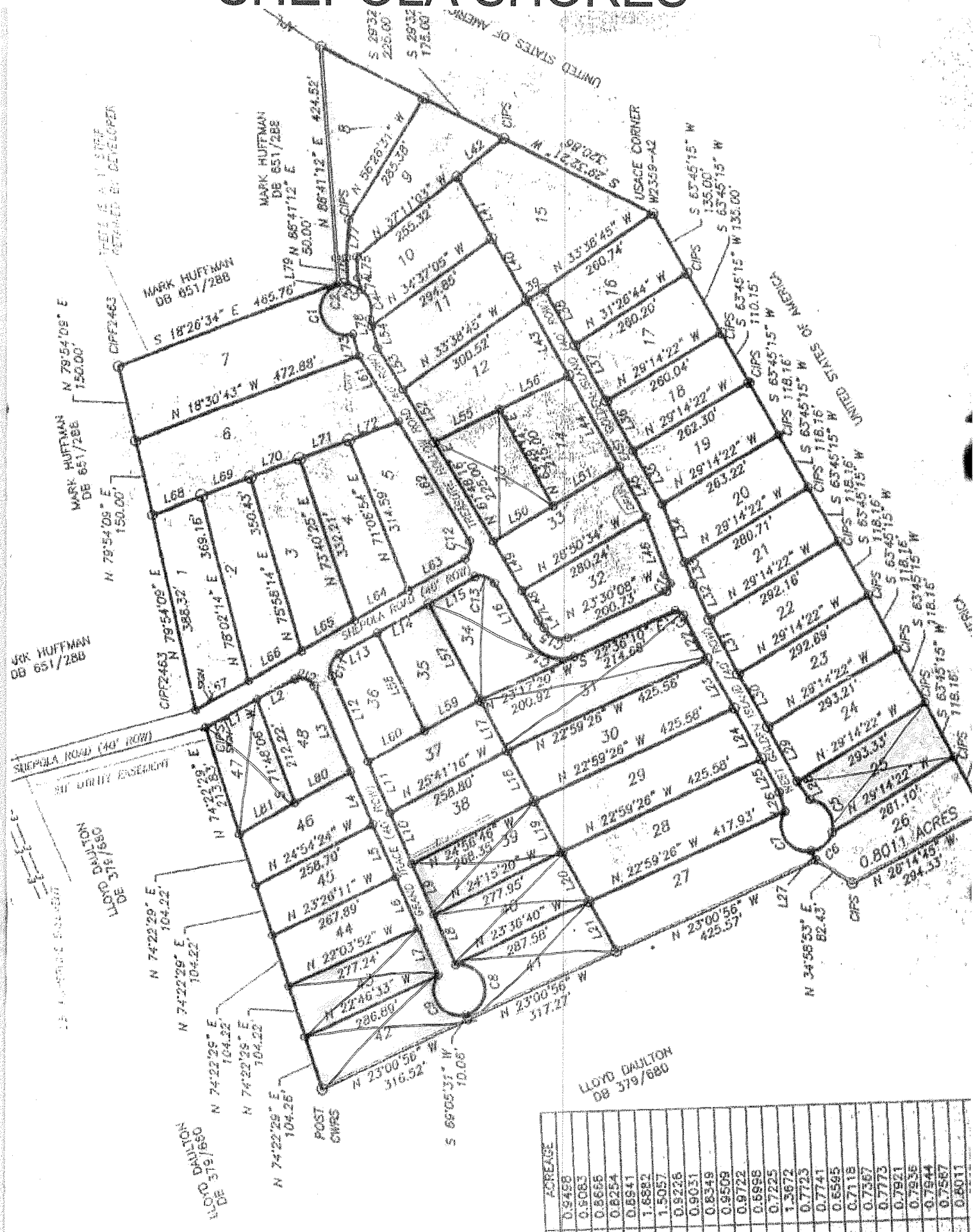
MINIMUM ROOF-PITCH OF 6/12

THIS IS A FANTASTIC DEVELOPMENT  
AND LOCATED WITHIN APPROXIMATELY  
TWO MILES OF LEES FORD MARINA!



FOR MORE INFORMATION INCLUDING A COMPLETE SET OF RESTRICTIONS, VISIT US ON THE WEB  
AT: [WWW.PROPERTYPARTNER.ORG/SHEPOLA](http://WWW.PROPERTYPARTNER.ORG/SHEPOLA), OR EMAIL US AT [SALES@PROPERTYPARTNER.ORG](mailto:SALES@PROPERTYPARTNER.ORG)

# SHEPOLA SHORES



LOT	ACREAGE
1	0.9488
2	0.8083
3	0.8655
4	0.8254
5	0.8941
6	1.6882
7	1.5057
8	0.9226
9	0.9051
10	0.8348
11	0.9509
12	0.9722
13	0.6988
14	0.7225
15	1.3672
16	0.7723
17	0.7741
18	0.6595
19	0.7118
20	0.7367
21	0.7773
22	0.7921
23	0.7936
24	0.7944
25	0.7587
26	0.8011

0.8011 ACRES

LLOYD DAULTON  
DB 379/680

THESE ARE THE LOTS  
RETURNED BY DEVELOPER

MARK HUFFMAN  
DB 651/288

MARK HUFFMAN  
DB 651/288

LLOYD DAULTON  
DB 379/680

LLOYD DAULTON  
DB 379/680

## RESTRICTIONS

### SHEPOLA SHORES SUBDIVISION

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, COVENANTS AND EASEMENTS SHOWN ON PLAT OF RECORD IN PLAT CABINET, SLIDE, AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS.

1. EACH LOT SHALL BE KNOWN AND DESCRIBED AS A RESIDENTIAL LOT AND IS RESTRICTED FOR RESIDENTIAL USE AND SHALL NOT BE USED FOR ANY COMMERCIAL PURPOSE OR OTHER PURPOSE.
2. THE DWELLING HOUSE ERECTED ON EACH LOT SHALL BE SO CONSTRUCTED THAT ALL OF THE EXTERIOR WALLS SHALL BE A MINIMUM OF 2/3 BRICK, OR STONE, PROVIDED, HOWEVER, OTHER MATERIALS MAY BE USED AND LOG HOMES MAY ALSO BE CONSTRUCTED ON SAID LOTS, WITH THE WRITTEN CONSENT OF THE DEVELOPER. THE REMAINING 1/3 EXTERIOR WALLS SHALL BE BRICK, STONE, WESTERN CEDAR, REDWOOD, CYPRESS, HIGH QUALITY ALUMINUM, VINYL SIDING, COATED WOOD, DRIVIT, OR HARDY BOARD, OR A COMBINATION THERE OF.
3. ALL RETAINING WALLS TO BE CONSTRUCTED OR SURFACED WITH BRICK OR STONE, ABOVE GRADE LEVEL.
4. ALL EXPOSED AREAS OF FOUNDATION SHALL BE CONSTRUCTED OR SURFACED WITH BRICK OR STONE. FURTHER, ANY PORTION OF WALK- OUT BASEMENTS, LOWER LEVELS AND AREAS HAVING ANY PORTION PARTLY BELOW GRADE SHALL BE FACED WITH BRICK OR STONE OR DRIVIT.
5. ALL ACCESSORY BUILDINGS, SUCH AS GARAGES, OR STORAGE BUILDINGS, SHALL BE CONSTRUCTED OF BRICK, STONE COATED WOOD, LOGS, HARDY BOARD, DRIVIT, HIGH QUALITY ALUMINUM OR VINYL SIDING, AND SHALL BE KEPT IN GOOD REPAIR AT ALL TIMES. SAID ACCESSORY BUILDINGS SHALL HAVE EXTERIOR WALLS NO HIGHER THAN 12 FEET AT THE SIDE WALLS.
6. ALL EXTERIOR STRUCTURES SHALL BE ERECTED IN THE AREAS FROM THE REAR OF THE RESIDENCE TO THE BACK OF THE PROPERTY LINE.
7. NO PREFABRICATED OR PORTABLE BUILDINGS MAY BE ERECTED ON THESE PREMISES.
8. ALL STRUCTURES SHALL BE COMPLETED WITHIN 12 MONTHS FROM DATE OF COMMENCEMENT OF CONSTRUCTION.
9. NO SWINE, LIVESTOCK, FOWL, OR OTHER LIKE ANIMAL OR ANIMALS SHALL BE KEPT ON ANY LOT.
10. ALL FENCES SHALL BE CONSTRUCTED OR COMMERCIAL MATERIALS INTENDED FOR THE PURPOSE OF FENCING OR SHALL BE MADE OF WOOD AND SHALL BE KEPT IN GOOD REPAIR AT ALL TIMES. FENCES ARE NOT TO BE CONSTRUCTED IN THE AREAS BETWEEN THE FRONT EXTERIOR WALLS AND THE STREET OR ROAD ON WHICH THE DWELLING FACES.
11. HOUSES FOR RESIDENTIAL PETS SHALL BE BEHIND THE DWELLING HOUSE LOCATED ON THE LOT, AND SHALL NOT BE CLOSER THAN 25 FT TO THE ADJOINING LOT OWNERS OR STREET RIGHT OF WAYS.

12. NO USED HOMES CAN BE MOVED INTO THIS SUBDIVISION ON ANY LOT.
13. ALL LOTS SHALL BE KEPT MOWED AND IN A CLEAN AND ORDERLY CONDITION AND ALL UNIMPROVED LOTS SHALL BE KEPT MOWED TO HOLD THE GROWTH TO A MINIMUM OF 12 INCHES.
14. NO ROADWAYS OR THOROUGHFARES SHALL BE CONSTRUCTED THROUGH ANY LOT EXCEPT WITH THE WRITTEN PERMISSION OF DEVELOPER.
15. NO JUNK VEHICLES OR OTHER VEHICLES WHICH ARE UNROADWORTHY OR INOPERABLE ARE TO BE KEPT ON THE SUBJECT PROPERTY.
16. ALL GARDENS, EXCEPT FOR DECORATIVE LANDSCAPING , OUTSIDE CLOTHESLINES AND POLES, CHILDRENS PLAY HOUSES AND TREEHOUSES ,SATELLITE SIGNAL RECEPTION DEVICES , AND RADIO AND TELEVISION TOWERS SHALL BE CONSTRUCTED ONLY ON THE REAR OF THE DWELLING,
17. NO COMMERCIAL VEHICLES MAY BE HOUSED OR CONTAINED ON THIS PROPERTY.
18. NO NOXIOUS OR OFFENSIVE CONDITIONS OR NUSIANCES SHALL BE PERMITTED ON THIS PROPERTY.
19. ALL DWELLINGS ARE TO HAVE AN ASPHALT OR CONCRETE DRIVEWAY, WHICH ARE TO BE COMPLETED IN THEIR ENTIRETY BEFORE THE RESIDENCES IS OCCUPIED. ALL SECONDARY DRIVEWAYS CONSTRUCTED AFTER THE PRIMARY DRIVEWAY SHALL BE OF ASPHALT OR CONCRETE CONSTRUCTION.
20. THE STEEET CURB IS TO BE CUT FOR THE DRIVEWAY ON A 45- DEGREE ANGLE, AND THE DRIVEWAY MUST BE A MINIMUM OF 1-1/2 INCHES ABOVE THE ROAD SURFACE IN ORDER TO KEEP WATER DRAINING INTO THE STREET. ANY OTHER CURB TAKEN OUT OR BROKEN DURING CONSTRUCTION MUST BE REPLACED TO MATCH THE EXISTING CURB. THIS RESTRICTION ONLY APPLIES WHERE THERE IS CURBS.
21. MAIN CONSTRUCTION IS TO HAVE A MINIMUM ROOF PITCH OF 6/12. ANYTHING LESS MUST BE APPROVED IN WRITTING BY DEVELOPER.
22. EACH LOT IS RESTRICTED TO ONE FAMILY RESIDENCE.
23. NO RESIDENCES OR OTHER STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN THE RESPECTIVE SET BACK LINES FOR EACH LOT AS INDICATED ON THE PLAT OF RECORD, AND NO CONSTRUCTION SHALL BE CLOSER THAN 10 FT FROM THE LOT SIDELINES.
24. DWELLING SHOULD HAVE NOT LESS THAN 1500 SQ FT ON MAIN FLOOR EXCLUDING GARAGE.
25. EACH LOT IS EXPRESSLY RESTRICTED TO UNDERGROUND TELEPHONE, TELEVISION AND ELECTRIC SERVICE, AND NO ADDITIONAL POLES MAY BE SET EXCEPT AS REQUIRED FOR SERVICE MAINS BY THE UTILITY PROVIDER
26. DRAINAGE AREAS ARE FOR THE PURPOSE OF NATURAL FLOW OF WATER ONLY. NO OBSTRUCTIONS OR DEBRIS SHALL BE PLACED IN THESE AREAS. NO PERSON OTHER THAN THE DEVELOPERS MAY OBSTRUCT OR RE-CHANNEL THE DRAINAGE FLOWS AFTER LOCATION AND INSTALLATION OF DRAINAGE WAYS. DEVELOPERS HEREBY RESERVE A PERPETUAL EASEMENT ACROSS THE PROPERTIES FOR THE PURPOSE OF ALTERING DRAINAGE AND WATER FLOW.
27. EACH AND EVERY LOT OWNER HAS THE RIGHT TO PROTEST, AND IF NECESSARY, IS LEGALLY EMPOWERED TO ENFORCE ANY VIOLATION OF ALL RESTRICTIONS; PROVIDED, HOWEVER, THAT IF ANY FRONT OR SIDE SET BACK LINE SHOWN ON THE PLAT IS INADVERTENTLY VIOLATED, THE

DEVELOPERS MAY, IN THEIR DISCRETION, WAIVE SUCH VIOLATION WITHOUT THE NECESSITY OF OBTAINING THE APPROVAL OF ALL LOT OWNERS IN SAID SUBDIVISION. IN THE EVENT OF DEATH, INCOMPETENCE, OR INABILITY OF DEVELOPERS TO WAIVE SAME, THE SAID VIOLATION MAY BE WAIVED BY THE LOT OWNERS WHOSE PROPERTY FRONTS ON THE SAME STREET AND WHOSE SIDE LINES ADJOIN THE PROPERTY IN QUESTION.

28. IN THE EVENT A HOMEOWNER'S ASSOCIATION IS FORMED FOR SHEPOLA SHORES SUBDIVISION, EACH LOT OWNER SHALL BE ASSESSED AN ANNUAL FEE; HOWEVER THE INITIAL ASSESSMENT SHALL NOT EXCEED \$120.00 PER ANNUM. THIS ASSESSMENT MAY BE INCREASED OR DECREASED, FROM TIME TO TIME UPON APPROVAL OF A MAJORITY VOTE OF THE LOT OWNERS OF THE ASSOCIATION. ALL ASSESSMENTS SHALL BE FIXED AND ESTABLISHED ONLY UPON THE APPROVAL OF A MAJORITY OF THE VOTERS OF THE ASSOCIATION.