

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR
SERENITY EQUITY ESTATES**

This AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR SERENITY EQUINE ESTATES (the "*Amendment*") is made effective as of the 23 day of December, 2019.

WITNESSETH

WHEREAS, Article XIII, Section 2 of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Serenity Equine Estates (the "*Declaration*"), filed in Deed Book 785, Page 293 in the Jessamine County Clerk's Office, states that Turner Estates, LLC (the "*Declarant*") may unilaterally amend the Declarations so long as it owns any part of the Property for development as part of the Properties (as those terms are defined in the Declarations) and so long as the amendment has no material adverse effect upon any right of any Owner.

WHEREAS, as of the date hereof, the Declarant owns part of the Properties for development and the amendment set forth herein has no material adverse effect upon any right of any Owner.

WHEREAS, the Declarant intends to install a central mailbox to serve the Properties and desires to amend the Declaration to modify the restrictions applicable to mailboxes on individual Lots, as more fully set forth below.

NOW THEREFORE, pursuant to Article XIII, Section 2 of the Declaration, the Declaration is hereby amended as follows:

1. Article XI, Section 2(f) of the Declaration is hereby deleted in its entirety and replaced as follows:

(f) Mail and Newspaper Boxes. In the event that a central mailbox is installed on the Property, no mailbox or newspaper box may be installed on a Lot without the prior written approval of the Association.

In the event that a central mailbox is not installed on the Property, then the ACC may designate certain type(s), size(s), and other detailing for mail and/or newspaper boxes that shall be installed by the Lot Owner. Absent such designation, all other mail and/or newspaper boxes shall have uniform letters and numbers approved by the ACC in writing in advance of installation. No other mail and/or newspaper boxes, whether temporary or otherwise, shall be permitted on any Lot.

2. Article XI, Section 2(a)(1)-(4) of the Declaration is hereby deleted in its entirety and replaced as follows:

1. One-Story. The ground floor area of a one-story residence shall be a minimum of 3,700 finished and habitable square feet, exclusive of the garage.
2. One-and-One-Half-Story. The floor area of a one-and-one-half-story residence shall be a minimum of 4,100 finished and habitable square feet on the first floor, exclusive of the garage.
3. Two-Story. The floor area of a two-story residence shall be a minimum of 4,500 finished and habitable square feet on the first floor, exclusive of the garage.
4. Exclusions. Finished basement areas, garages and open porches are not included in computing minimum floor areas pursuant to this Section.

3. A new paragraph shall be added to the end of Article XI, Section 2 as follows:

(i) Colors. Structures and components of structures of the following colors, subject to the prior approval of the ACC:

1. Roofs. All roof shingles shall be of the "dimensional shingle" type with minimum specification standards of 300 pounds or cedar shake, and shall be of a dark, earth-tone (as defined herein), or black color. No white or light color shingles shall be permitted. All roof shingles, including variation in the minimum specification standards, shall be approved in writing by the ACC.
2. Exterior/Structures. All exteriors of structures, including without limitation trim, soffits, and fascia, shall be painted or stained in earth-tone (as defined herein) or other approved colors and shall harmonize with the existing tones in the Development, including all structures, improvements and landscaping. Natural and solid body stains are recommended. Only those areas that were painted originally shall be repainted, and only those areas that were stained originally shall be re-stained. Other surfaces, such as brick or stone, shall not be allowed without approval of the ACC. This restriction specifically includes repainting of existing

dwelling units. However, any existing dwelling unit may be repainted the same color if said color was previously specifically approved by the ACC.

3. Doors and Windows. Doors, window frames, grills, casing, and other window trim components shall be earth-tone (as defined herein) or black.
4. "Earth-Tone". For the purposes of this subsection (i), "earth-tone" shall mean warm, muted colors ranging in the color spectrum from neutral (including white) to deep brown. By way of example and without limitation, the following colors are not considered to be "earth-tone" regardless of the tint, shade, or hue: yellow, green, orange, red, blue, pink, purple, and black.
4. Capitalized terms not defined herein shall have the meaning given to them in the Declarations.
5. Except as expressly amended by this Amendment, the Declaration shall not be amended and shall remain in full force and effect in accordance with its terms.


*** **

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the date first written above.

[signatures appear on following page]

DECLARANT:

Turner Estates, LLC, a Kentucky limited liability company

By: 
Troy Turner, Member

COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)

The foregoing was subscribed, sworn to, and acknowledged before me this 23 day of December, 2019 by Troy Turner, authorized Member of Turner Estates, LLC, a Kentucky limited liability company, who did personally appear before me.


NOTARY PUBLIC
STATE AT LARGE, KENTUCKY

My Commission Expires: 12/4/20

Notary Number: 568135

MAIL TO

THIS INSTRUMENT PREPARED BY:



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RETURN TO PREPARER

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