

3009  
2009

GROUP NUMBER: IND.  
PIDN: (See attached Exhibit "A")

BOOK **413** PAGE **311**

SECOND AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR HARVEST HILL SUBDIVISION

This Second Amended Declaration of Covenants, Conditions and Restrictions for Harvest Hill Subdivision, is made and entered into this 12th day of May, 1996, by Great Development Properties, Inc., a Kentucky Corporation, its successors and assigns (hereinafter referred to as "Developer"):

W I T N E S S E T H:

WHEREAS, the Developer previously established Covenants, Conditions and Restrictions for Harvest Hill Subdivision, which are recorded in Miscellaneous Book 390, Page 258 of the Kenton County Clerk's records at Independence, Kentucky; and

WHEREAS, the Developer desires to amend said Declaration of Covenants, Conditions and Restrictions.

NOW, THEREFORE, the Covenants, Conditions and Restrictions for Harvest Hill Subdivision are hereby amended as follows:

- (1) The property which is subject to the Covenants, Conditions and Restrictions is hereby amended by adding the following property:

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Four, as shown on Plat Slide A-166 of the Kenton County Clerk's records at Covington, Kentucky.

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Five, as shown on Plat Slide A-167 of the Kenton County Clerk's records at Covington, Kentucky.

DATE MAILED 5-16-96  
TO Covington

IN WITNESS WHEREOF, Developer has caused this Declaration to be executed this 12th day of APRIL, 1996.

GREAT DEVELOPMENT PROPERTIES, INC., a Kentucky Corporation

George Finke Pres.  
GEORGE FINKE  
President

COMMONWEALTH OF KENTUCKY )  
COUNTY OF KENTON )

The foregoing instrument was acknowledged before me, a Notary Public, by GREAT DEVELOPMENT PROPERTIES, INC., a Kentucky Corporation, by and through Donald Snow, its President, this 12th day of APRIL, 1996.

Ted J. Senter  
NOTARY PUBLIC  
MY COMM. EXP. 4-25-98

RETURN TO:

THIS INSTRUMENT PREPARED BY:

[Signature]  
JAMES G. WOLTERMANN  
Attorney-at-Law  
ADAMS, BROOKING, STEPNER,  
WOLTERMANN & DUSING  
8100 Burlington Pike  
Suite 400  
Florence, Kentucky 41042  
(606) 371-6220

Recorded INDEPENDENCE  
Doc type: RESTRICTIVE COVENANT  
Book/page: 413/ 311 3 pg  
Doc#: 96 04 23 059 00212  
Dt/tm Recorded: 04/23/1996 03:54:19pm  
Total fees: 72.00 Tax: 0.00  
Clerk name: D J WOOD

[Signature]

GROUP NUMBER: IND.  
PIDN: (See attached Exhibit "A")

5/1  
9/00  
4.00  
13.00 ✓  
+ 2.00

THIRD AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR HARVEST HILL SUBDIVISION

Recorded  
INDEPENDENCE  
Doc type:  
Book/page:  
Dt/Tm Recorded:  
Total fees:  
Clerk name:

BILL OHLER  
KENTON COUNTY CLERK  
OFFICE  
195/ 22 5 PM  
98 04 28 059 00175  
04/28/1998 10:55:04am  
13.00 Tax:  
ETHY A TORVIN 6.00

*Ch. Lane*

This Third Amended Declaration of Covenants, Conditions and Restrictions

Harvest Hill Subdivision, is made and entered into this 13th day of February,  
1998, by Great Development Properties, Inc., a Kentucky Corporation, its successors and  
assigns (hereinafter referred to as "Developer"):

WITNESSETH:

WHEREAS, the Developer previously established Covenants, Conditions and  
Restrictions for Harvest Hill Subdivision, which are recorded in ~~Miscellaneous~~ Deed Book 390,  
Page 258 of the Kenton County Clerk's records at Independence, Kentucky; and

WHEREAS, the Developer desires to amend said Declaration of Covenants, Conditions  
and Restrictions.

NOW, THEREFORE, the Covenants, Conditions and Restrictions for Harvest Hill  
Subdivision are hereby amended as follows:

(1) The property which is subject to the Covenants, Conditions and Restrictions is  
hereby amended by adding the following property:

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Six, as shown on Plat  
Slide A-242 of the Kenton County Clerk's records at Independence, Kentucky.

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Seven, as shown on  
Plat Slide 243-A (Lots 152, and 168-174) and Plat Slide 244-A (Lots 153-16  
of the Kenton County Clerk's records at Independence, Kentucky.

BOOK 0195:PG 023

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Eight, as shown on Plat Slide A-267 of the Kenton County Clerk's records at Independence, Kentucky.

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Nine, as shown on Plat Slide A-268 of the Kenton County Clerk's records at Independence, Kentucky.

IN WITNESS WHEREOF, Developer has caused this Declaration to be executed this 13 day of February, 1998.

GREAT DEVELOPMENT PROPERTIES, INC., a Kentucky Corporation

[Signature]  
President

COMMONWEALTH OF KENTUCKY )  
  :  
COUNTY OF Boone                  )

The foregoing instrument was acknowledged before me, a Notary Public, by GREAT DEVELOPMENT PROPERTIES, INC., a Kentucky Corporation, by and through George Siska, its President, this 13 day of February, 1998.

[Signature]  
NOTARY PUBLIC  
MY COMM. EXP. 8-3-98

RETURN TO:

THIS INSTRUMENT PREPARED BY:

[Signature]

JAMES G. WOLTERMANN  
Attorney-at-Law  
ADAMS, BROOKING, STEPNER,  
WOLTERMANN & DUSING  
40 W. Pike Street  
Covington, Kentucky 41012  
(606) 291-7270

*made  
9/6/00  
JL*

✓

**FOURTH AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR HARVEST HILL SUBDIVISION**

This Fourth Amended Declaration of Covenants, Conditions and Restrictions for **HARVEST HILL SUBDIVISION**, is made and entered into this 6th day of September, 2000, by **GREAT DEVELOPMENT PROPERTIES, INC.**, a Kentucky Corporation, its successors and assigns (hereinafter referred to as "Developer"):

**WITNESSETH:**

**WHEREAS**, the Developer previously established Covenants, Conditions and Restrictions for **HARVEST HILL SUBDIVISION**, which are recorded in **Deed Book 390, Page 258** of the Kenton County Clerk's records at Independence, Kentucky; and

**WHEREAS**, the Developer desires to amend said Declaration of Covenants, Conditions and Restrictions.

**NOW, THEREFORE**, the Covenants, Conditions and Restrictions for **HARVEST HILL SUBDIVISION** are hereby amended as follows:

(1) The property which is subject to the Covenants, Conditions and Restrictions is hereby amended by adding the following property:

**GROUP NO.: IND.**

**Being all of Harvest Hill Subdivision, Section 11, as shown on Plat Slide A-367, of the Kenton County Clerk's records at Independence, Kentucky.**

(2) Article V, Section 2, is hereby amended to add the following:

**The Homeowners' Association shall be responsible for the maintenance, repair and replacement of the sanitary sewer lines and all appurtenances thereto shown on the plats of Harvest Hill Subdivision, Sections 4, 5, 6, 7, 8, 9, 10 all future sections of Harvest Hill Subdivision.**

Recorded  
INDEPENDENCE  
Doc type: AMENDMENT  
Book/page: I-200/ 350 1 pg  
Doc#: 00 09 06 039 00217  
Dt/tm Recorded: 09/06/2000 02:58:37pm  
Total fees: 29.00 Tax: 0.00  
Clerk name: D J WOOD

*[Signature]*

IN WITNESS WHEREOF, Developer has caused this Declaration to be executed on this 6th day of September, 2000.

GREAT DEVELOPMENT  
PROPERTIES, INC., a Kentucky  
Corporation,

BY: [Signature]  
DREW SQUIRES, Vice President

COMMONWEALTH OF KENTUCKY )  
 ) SS  
COUNTY OF KENTON )

THE FOREGOING INSTRUMENT was acknowledged before me, a Notary Public, by GREAT DEVELOPMENT PROPERTIES, INC., a Kentucky Corporation, by and through Drew Squires, its Vice President, this 6th day of September, 2000.

[Signature]  
NOTARY PUBLIC  
COMM. EXPIRES: 3-10-2000

THIS INSTRUMENT PREPARED BY:

[Signature]  
JAMES G. WOLTERMANN  
ADAMS, STEPNER, WOLTERMANN  
& DUSING, P.L.L.C  
40 W. PIKE STREET  
COVINGTON, KENTUCKY 41011  
(606) 291-7270

FIFTH

**THIRD AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR HARVEST HILL SUBDIVISION**

I-7  
1700  
date

This <sup>FIFTH</sup> ~~Third~~ Amended Declaration of Covenants, Conditions and Restrictions for Harvest Hill Subdivision is made and entered into this 3<sup>rd</sup> day of May, 2002 by **Great Development Properties, Inc., a Kentucky Corporation**, its successors and assigns (hereinafter referred to as "Developer"):

**WITNESSETH:**

**WHEREAS**, the Developer previously established Covenants, Conditions and Restrictions for **Harvest Hill Subdivision** which are recorded at Independence, Kentucky; and

**WHEREAS**, the Developer desires to amend said Declaration of Covenants, Conditions and Restrictions.

**NOW, THEREFORE**, the Covenants, Conditions and Restrictions for **Harvest Hill Subdivision** are hereby amended as follows:

(1) The property which is subject to the Covenants, Conditions and Restrictions is hereby amended by adding the following property:

**GROUP NO. IND.**

Being all of **HARVEST HILL SUBDIVISION**, Section Six, as shown on Plat Slide 242-A of the Kenton County Clerk's records at Covington, Kentucky.

**GROUP NO. IND.**

Being all of **HARVEST HILL SUBDIVISION**, Section Seven, as shown on Plat Slide 244-A of the Kenton County Clerk's records at Covington, Kentucky.

Recorded INDEPENDENCE  
Doc type: RESTRICTIVE COVENANT  
Book/page: I-606/ 126 7 pg  
Doc#: 02 05 08 059 00141  
Dt/tm Recorded: 05/08/2002 10:59:29am  
Total fees: 243.00 Tax: 0.00  
Clerk name: C RUST

*CRUST*



**GROUP NO. IND.**

Being all of HARVEST HILL SUBDIVISION, Section Eight, as shown on Plat Slide 267-A of the Kenton County Clerk's records at Covington, Kentucky.

**GROUP NO. IND.**

Being all of HARVEST HILL SUBDIVISION, Section Nine, as shown on Plat Slide 268-A of the Kenton County Clerk's records at Covington, Kentucky.

**GROUP NO. IND.**

Being all of HARVEST HILL SUBDIVISION, Section Ten, as shown on Plat Slide 295-A of the Kenton County Clerk's records at Covington, Kentucky.

**GROUP NO. IND.**

Being all of HARVEST HILL SUBDIVISION, Section Eleven, as shown on Plat Slide 309-A of the Kenton County Clerk's records at Covington, Kentucky.

**GROUP NO. IND.**

Being all of HARVEST HILL SUBDIVISION, Section Twelve, as shown on Plat Slide 413-A of the Kenton County Clerk's records at Covington, Kentucky.

IN WITNESS WHEREOF, Developer has caused this Declaration to be executed this

3 day of May, 2002.

**GREAT DEVELOPMENT PROPERTIES,  
INC., a Kentucky Corporation,**

BY: Aggr File Pres.

ITS: President

COMMONWEALTH OF KENTUCKY )  
COUNTY OF Boone )  
SS

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2002, by Great Development Properties, Inc., by and through George Finke, its President.

[Signature]  
NOTARY PUBLIC  
COMM. EXP. 8-3-02

**THIS INSTRUMENT PREPARED BY:**

[Signature]  
**MICHAEL M. SKETCH  
ADAMS, STEPNER, WOLTERMANN  
& DUSING, P.L.L.C  
40 W. PIKE STREET  
COVINGTON, KENTUCKY 41011  
(859) 394-6200**

I 4  
1100  
7800

*SIXTH*  
~~FIFTH~~ AMENDED DECLARATION  
OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR HARVEST HILL SUBDIVISION

*SIXTH*

This ~~Fifth~~ Amended Declaration of Covenants, Conditions and Restrictions for Harvest Hill Subdivision is made and entered into this 19 day of May, 2004 by Great Development Properties, Inc., a Kentucky Corporation, and Finke Homes, Inc., a Kentucky Corporation, their successors and assigns (hereinafter referred to collectively as "Developer") and :

WITNESSETH:

WHEREAS, the Developer previously established Covenants, Conditions and Restrictions for Harvest Hill Subdivision which are recorded in Deed Book 390, Page 258 of the Kenton County Clerk's records at Independence, Kentucky; and

WHEREAS, the Developer desires to amend said Declaration of Covenants, Conditions and Restrictions.

NOW, THEREFORE, the Covenants, Conditions and Restrictions for Harvest Hill Subdivision are hereby amended as follows:

(1) The property which is subject to the Covenants, Conditions and Restrictions is hereby amended by adding the following property:

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Thirteen, as shown on Plat Slide A-571 and Plat Slide A-572 of the Kenton County Clerk's records at Covington, Kentucky.

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Fourteen, as shown on Plat Slide A-569 and A-570 of the Kenton County Clerk's records at Covington, Kentucky.

RECORDED  
INDEPENDENCE  
Doc type: KENTON COUNTY CLERK  
Book/page: RESTRICTIVE COVENANT  
Doc#: I-1338/ 282 4 pg  
Dt/tm Recorded: 04 05 24 059 00478  
Total fees: 89.00 Tax: 0.00  
Clerk name: C. RUST

*[Signature]*



~~SIXTH~~ <sup>SEVENTH</sup> AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARVEST HILL SUBDIVISION

This ~~SIXTH~~ <sup>SEVENTH</sup> Amended Declaration of Covenants, Conditions and Restrictions for Harvest Hill Subdivision is made and entered into this 25<sup>th</sup> day of March, 2005 by Great Development Properties, Inc., a Kentucky Corporation, its successors and assigns (hereinafter referred to as "Developer") and :

WITNESSETH:

WHEREAS, the Developer previously established Covenants, Conditions and Restrictions for Harvest Hill Subdivision which are recorded in Deed Book 390, Page 258 of the Kenton County Clerk's records at Independence, Kentucky; and

WHEREAS, the Developer desires to amend said Declaration of Covenants, Conditions and Restrictions.

NOW, THEREFORE, the Covenants, Conditions and Restrictions for Harvest Hill Subdivision are hereby amended as follows:

(1) The property which is subject to the Covenants, Conditions and Restrictions is hereby amended by adding the following property:

GROUP NO. IND.

Being all of HARVEST HILL SUBDIVISION, Section Fifteen, as shown on Plat Slide A-662, Plat Slide A-663 and Plat Slide A-664 of the Kenton County Clerk's records at Covington, Kentucky.

IN WITNESS WHEREOF, Developer has caused this Declaration to be executed this

25<sup>th</sup> day of March, 2005.

Recorded INDEPENDENCE Doc type: RESTRICTIVE COVENANT Book/page: 1-1576/ 338 3 pg Doc#: 05 04 04 059 00382 Dt/tm Recorded: 04/04/2005 03:38:43pm Total fees: 75.00 Tax: 0.00 Clerk name: BILL AYLOR KENTON COUNTY CLERK

Handwritten signature/initials.



1/16

EIGHTH AMENDED DECLARATION  
OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR HARVEST HILL SUBDIVISION

RODNEY ELDRIDGE  
KENTON COUNTY CLERK  
AMENDMENT  
1-21477 149 16 pg  
07 06 28 033 00285  
06/28/2007 03:41:29pm  
189.00 Tax: 8.00  
CLERK name: SHERRY L. DETERS

This Eighth Amended Declaration of Covenants, Conditions and Restrictions for Harvest Hill Subdivision is made and entered in to this 28<sup>th</sup> day of JUNE, 2007 by **Harvest Hill Homeowners Association, Inc. a Kentucky Corporation**, its successors and assigns (hereinafter referred to as the "Association") and:

WITNESSETH:

**WHEREAS**, the developer previously established Covenants, Conditions, and Restrictions for **Harvest Hill Subdivision**, which are recorded in the **Deed Book 390, Page 258** of the Kenton County Clerk's records at Independence, Kentucky; and

**Whereas**, the Association desires to amend said Declaration of Covenants, Conditions and Restrictions; and

**Whereas**, the Association desires to correct said amendments to the Declaration of Covenants, Conditions and Restrictions.

**Now, Therefore**, the Declaration of Covenants, Conditions and Restrictions for **Harvest Hill Subdivision** are hereby amended as follows:

- (1) The "**FIRST**" amendment made to the Declaration of Covenants, Conditions and Restrictions for **Harvest Hill Subdivision on August 17, 1994**, filed in **Book 115, Page 118 through Page 119** is hereby **NULL AND VOID. EXHIBIT "A", an agreement reached with SD1**, relieves the Harvest Hill Homeowners Association of the burden of maintaining the sanitary sewer lines and storm water drainage structures.

(2) The **“THIRD”** amendment made to the Declaration of Covenants, Conditions and Restrictions for **Harvest Hill Subdivision on May 3, 2002**, filed in **Vol. I-606, Page 126 through Page 132** was **INCORRECTLY** titled and **shall be changed to read the “FIFTH”**. In addition, **in line one of the body, the word “THIRD” shall be changed to “FIFTH”**.

(3) The **“FIFTH”** amendment made to the Declaration of Covenants, Conditions and Restrictions for **Harvest Hill Subdivision on May 19, 2004**, filed in **Vol. I-1338, Page 282 through Page 285** was **INCORRECTLY** titled and **shall be changed to read the “SIXTH”**. In addition, **in line one of the body, the word “FIFTH” shall be changed to “SIXTH”**.

(4) The **“SIXTH”** amendment made to the Declaration of Covenants, Conditions and Restrictions for **Harvest Hill Subdivision on March 25, 2005**, filed in **Vol. I-1576, Page 338 through Page 340** was **INCORRECTLY** titled and **shall be changed to read the “SEVENTH”**. In addition, **in line one of the body, the word “SIXTH” shall be changed to “SEVENTH”**.

IN WITNESS WHEREOF, the Association has caused this Declaration to be executed on this 28<sup>th</sup> day of JUNE, 2007.

**HARVEST HILL  
HOMEOWNERS  
ASSOCIATION, INC. a Kentucky  
Corporation,**

BY: Robert L. Smith



COMMONWEALTH OF KENTUCKY)  
COUNTY OF Kenton ) SS

THE FOREGOING INSTRUMENT was acknowledged before me, a Notary Public, by HARVEST HILL HOMEOWNERS ASSOCIATION, INC., a Kentucky Corporation, by and through Robert L. Smith, Jr., its President, this 28<sup>th</sup> day of June, 2007.

Sam J. Jones NP  
NOTARY PUBLIC  
COMM. EXPIRES: 11-14-10

THIS INSTRUMENT PREPARED BY:

Melissa Jakubowski

MELISSA JAKUBOWSKI  
SECRETARY, HARVEST HILL HOMEOWNERS ASSOCIATION  
PO BOX 193  
INDEPENDENCE, KY 41051  
(859) 392-0244