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Kenton County Kentucky
Gabrielle Summe, Clerk By: CHERYL RUST
BK **391** PG **237 - 239 (3)**

RESTRICTIVE COVENANTS MEADOW COVE SUBDIVISION

Group IND

PIDN	032-00-00-027.01	032-00-00-027.02	032-00-00-027.03
	032-00-00-027.04	032-00-00-027.05	032-00-00-027.06
	032-00-00-027.07	032-00-00-027.08	032-00-00-027.09
	032-00-00-027.10	032-00-00-027.11	032-00-00-027.12
	032-00-00-027.13	032-00-00-027.14	032-00-00-027.15
	032-00-00-027.16	032-00-00-027.17	032-00-00-027.18
	032-00-00-027.19	032-00-00-027.20	032-00-00-027.21
	032-00-00-027.22	032-00-00-027.23	032-00-00-027.24
	032-00-00-027.25		

Arlinghaus I LLC, a Kentucky limited liability company, is the developer of a subdivision to be known as MEADOW COVE Subdivision located in the City of Independence, Kenton County, Kentucky, on real estate described as 9.5842 acres more or less as described in Deed Book KC 279, page 530 of the Kenton County Clerk's records in Covington, Kentucky. Arlinghaus intends to establish a general plan for the use, occupancy and the enjoyment by the residents of this community, and hereby declares that for the mutual benefit of its present and future owners, all lots therein, including sections platted and to be platted in the future, shall be subject to the following restrictions:

1. The lots shall be used for single family residential purposes, however Arlinghaus reserves the right to install sales and promotional signs on any lots within the subdivision. This right may be exercised by Arlinghaus I LLC, or Arlinghaus Builders LLC, or its assigns.
2. All plans for building, excavation and grading shall be approved by Arlinghaus, before starting, until Arlinghaus has sold all of the lots in the subdivision.
3. Easements for installation and maintenance of utilities and drainage facilities are and will be reserved as shown on the recorded plats. Within these easements, no structures, planting or other materials shall be placed which may damage or interfere with the installation of utilities or drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continually by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

This instrument prepared by:

Robert Schroder Attorney
142 Barnwood Drive
Edgewood, Ky 41017

4. No trailer, barn, detached structure, or other outbuilding, or any temporary structure, shall be built, used or maintained on any lot except for the following: A storage building may be built in the area to the immediate rear of the house, an area extending in parallel lines from the rear corners of the main structure to the rear property line. Any such structure or outbuilding can not be larger than 150 square feet and not more than one story in height. No other outbuildings are permitted. Decks and gazebos are not considered outbuildings and are permitted. Any outbuilding must comply with all State, City and County codes and regulations.

5. No fence shall be built on any part of a lot between the rear of the home constructed thereon and the street in the front of the building. Fences built on the lot shall not be in excess of four (4) feet in height and shall be of rustic rail, wood, wood with wire mesh, decorative metal, or other similar material; and must comply with all State, City And County codes and regulations. Chain link fencing is not permitted in this community.

6. No trucks larger than 1 ton, boats, trailers, campers, or inoperable vehicles may be parked on any part of a lot, except in a completely enclosed garage. However, short term parking for temporary personal use for the above is permitted outside, but not for a period longer than 72 hours for any month. Storage of mobile homes, motor homes, buses, delivery vans, or heavy equipment is not permitted on the lot.

7. The provisions contained in this document do not apply to the developer Arlinghaus I LLC or to the builder of the original home on each lot. Construction trailers and temporary storage of materials and equipment used by the builders of the new homes within the subdivision are permitted.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot; however household pets are permitted as long as they are not kept, bred or maintained for commercial purposes.

9. These restrictions can be amended or extended if 2/3 of the lot owners vote to so amend or extend. As long as developer Arlinghaus I LLC or builder Arlinghaus Builders LLC still own any lot in the subdivision, it reserves the right to reasonably amend or extend any of these restrictions without the other owners approval, to conform to requirements of any government agency, or to complete the development and sell the homes. Such amendments and extensions are authorized and do not require approval of the other prior or subsequent owners; and the owners automatically consent to such amendments and extensions. Any amendment or extension adopted by the developer shall be recorded and shall take effect on the date signed.

10. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 2046, unless extended by a 2/3 vote of the lot owners as stated in paragraph 9.

11. Enforcement shall be by proceedings of law or in equity by the developer, or by any lot owner, against any person or persons violating or attempting to violate any covenant, with the objective in the legal proceedings either to restrain a violation or to recover damages.

12. Invalidity of any of these covenants by Judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect. If any City, County, State or Federal law, ordinance, code, or regulation is more restrictive than these covenants, then those other laws, ordinances, codes, or regulations shall take precedence.

13. Arlinghaus Builders LLC shall have the right to construct and maintain signs at the entrance to the Subdivision and other locations as it may determine, and there are hereby established easements to Arlinghaus for that purpose. After Arlinghaus Builders LLC has sold the last lot in this subdivision, the sign easements shall automatically cease to exist.

14. All dwellings shall be constructed in accordance with applicable building codes and the plats to be recorded for the subdivision.

IN WITNESS WHEREOF, Arlinghaus I LLC, a Kentucky limited liability company, by and through its Manager and pursuant to resolution, has hereunto set its hand this 19 day of February, 2026.

Arlinghaus I LLC

By: _____

Manager

Commonwealth of Kentucky
County of Kenton

The foregoing instrument was acknowledged before me by Jill Bezold, Manager of Arlinghaus I LLC, for and on behalf of the company, on this 19 day of February, 2026.



Notary Public, Ky. State at Large #78416
My Commission Expires: 10/12/2027