



War Admiral Place

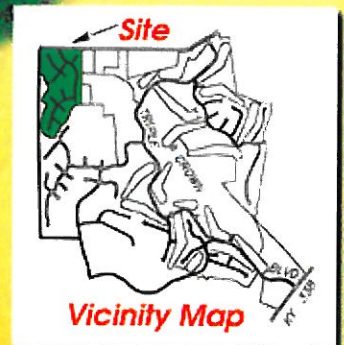
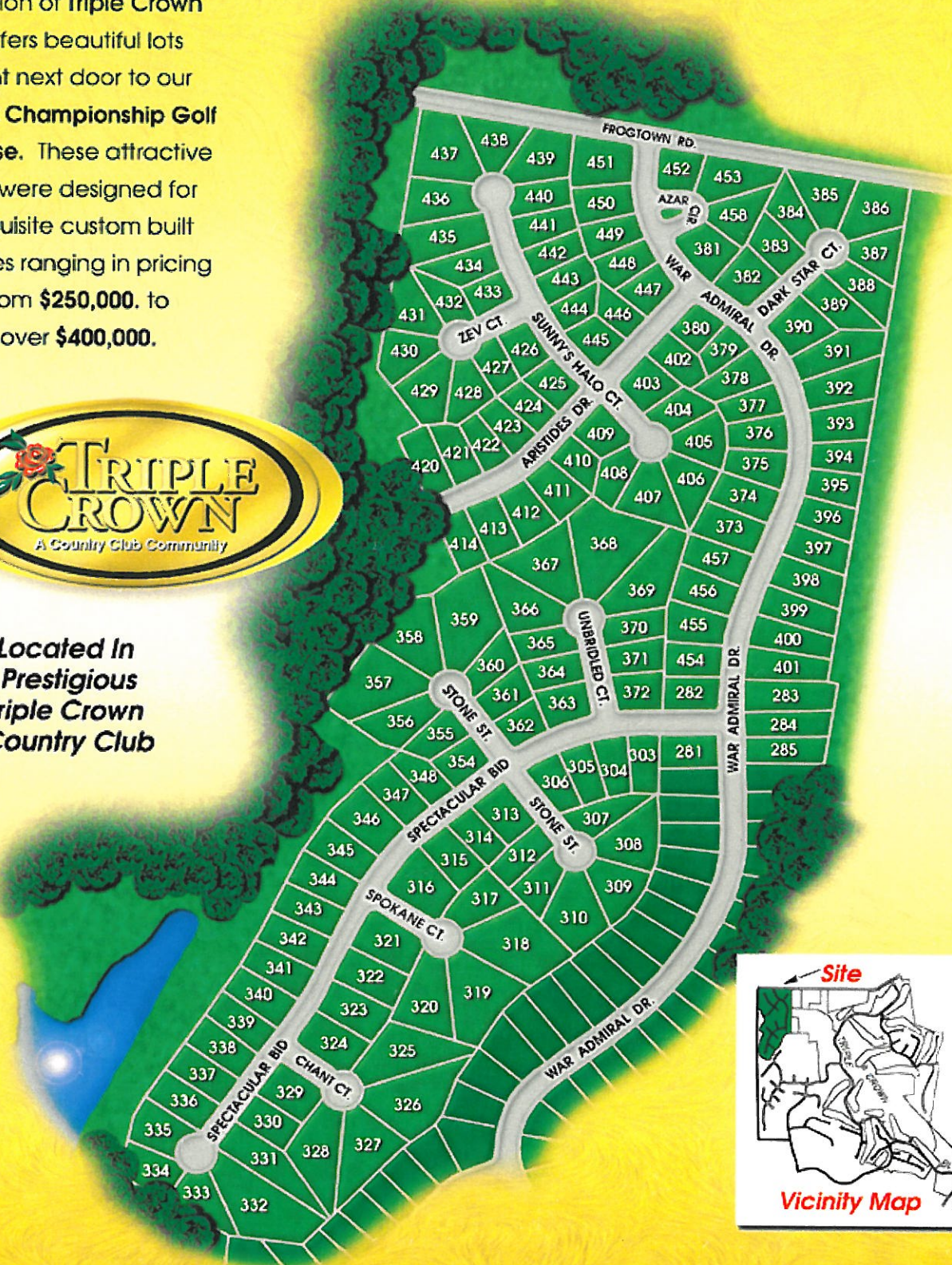
The Championship Choice

www.triplecrowncc.com

The War Admiral Place section of Triple Crown offers beautiful lots right next door to our **World Championship Golf Course**. These attractive lots were designed for exquisite custom built homes ranging in pricing from **\$250,000.** to over **\$400,000.**



*Located In
Prestigious
Triple Crown
Country Club*



09/21/09

PRICE LIST

WAR ADMIRAL PLACE
TRIPLE CROWN COUNTRY CLUB

<u>LOT NO.</u>	<u>PRICE</u>	<u>LOT NO.</u>	<u>PRICE</u>
384 (HOLD)	\$41,000.00	393	\$47,000.00
385 (HOLD)	\$40,000.00	438	\$39,000.00

PRICE LIST

SPECTACULAR BID
TRIPLE CROWN COUNTRY CLUB

<u>LOT NO.</u>	<u>PRICE</u>	<u>LOT NO.</u>	<u>PRICE</u>
282	\$39,000.00	316	\$50,000.00
305	\$48,000.00	317	\$47,000.00
307	\$39,000.00	361	\$37,000.00

GROUP NOS.: 4205
4206

**NINETEENTH AMENDED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE TRIPLE CROWN COUNTRY CLUB.**

This Nineteenth Amended Declaration of Covenants, Conditions and Restrictions for **THE TRIPLE CROWN COUNTRY CLUB** is made and entered into this 7th day of **February, 2001** by **TRIPLE CROWN DEVELOPERS, LLC.**, a Kentucky Limited Liability Company, 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 **THE TRIPLE CROWN COUNTRY CLUB**, which are recorded in **Miscellaneous Book 292, Page 1** of the Boone County Clerk's records at Burlington, Kentucky, and

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

NOW, THEREFORE, the Covenants, Conditions and Restrictions for **THE TRIPLE CROWN COUNTRY CLUB** are hereby amended as follows:

1. **Section 11.1.2** is amended to add the following language:

A one-story family residence in **Section Four (4), Blocks "Y" and "Z"** shall have a minimum floor area of Nineteen Hundred (1,900) square feet on an eighty or ninety foot lot and for a two-story residence on an eighty or ninety foot lot,

RETURN TO:

Two Thousand Two Hundred (2,200) square feet of finished, habitable and heated floor space. The square footage for a ranch home shall not include any floor area or floor space which is located below grade, grade to be determined at the front of the residence. The calculation of square footage for a one-story or two-story residence shall not include garages, basements, covered walks, open and/or screened porches, patios and pool areas. Square footage measurement shall be taken from inside exterior walls of single family residences. The selling price for a single-family, detached home located on a lot in **Section Four (4), Blocks "Y" and "Z"**, including the price of the lot, shall not be less than Two Hundred Twenty Thousand (\$220,000.00) Dollars on an eighty to ninety foot lot.

2. All residences in **Section Four (4), Blocks "Y" and "Z"**, shall have a brick façade on the front of the residence from the top of the foundation wall to the top of the second floor of the residence and a brick façade on the rear and two side walls from the top of the foundation wall to the top of the first floor of the residence.
3. All residences in **Section Four (4), Block "Y" and "Z"**, shall be staked by **James W. Berling Engineering, PLLC** prior to the start of excavation.

IN WITNESS WHEREOF, DEVELOPER has caused this Declaration to be executed this 7th day of February 2001.

**TRIPLE CROWN DEVELOPERS, LLC.,
a Kentucky Limited Liability Company,**

BY: 

**NICHOLAS B. ZIMMERMAN,
Manager**

BOONE COUNTY
MC848 PG 185