

## Deed of Restrictions or Covenants

The document requires:

- Parcel Identification Number (P.I.D.N.)
- A description of the property upon which the restrictions are being placed.
  - This is usually not a legal description. Normally the subdivision name and unit number and the plat reference, or for a tract of land, the address and/or legal description.
  - For a condominium, the name of condominium and the plat reference and whether the restrictions apply to all units or to specific units within the condominium complex.
- Preparation Statement. (KRS 382.335)
- The clerk shall request a return mail address. (KRS 382.240)
- The document must be signed by the person or entity imposing the restrictions on the property and the signature notarized. (KRS 382.135 & KRS 382.130)

Covenants, restrictions and deeds of restriction are addressed in part in OAG 80-616: “A covenant running with the land is one so relating the land, or which so ‘touches and concerns the land’ itself, that its benefit or obligation passes with the ownership irrespective of the consent of subsequent parties. Kentucky is among those jurisdictions committed to the view that restrictive covenants constitute property rights which run with the land.”