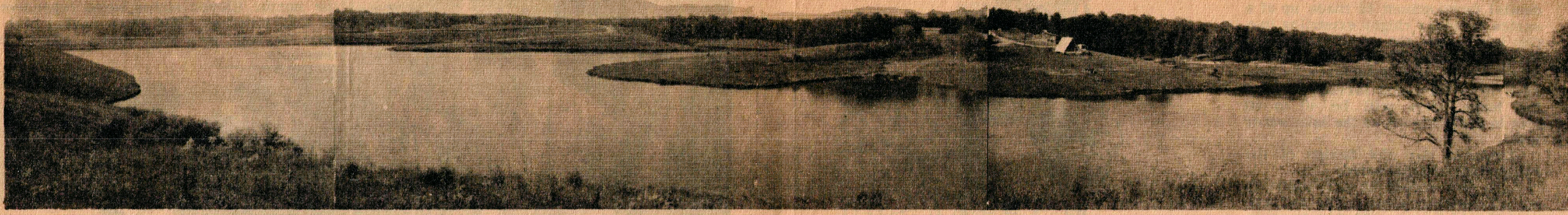


# PLAN YOUR VACATION HOME AT LAKE CARNICO



Live it up. **OUTDOORS**

## Well Located Geographically

Looking ahead, Nicholas County is well located geographically and has a natural environment suited to form a progressive farm-urban center. The Nicholas County Development Corporation, in sponsoring the Lake Carnico and 4-H Club developments, has taken a major stride toward improving the living environment for future county families. Providing these re-

creational facilities may bring about valuable economic as well as social benefits for the region. The market value for surrounding lands will undoubtedly rise. In competition for industries, outdoor recreational opportunities such as well offered at Lake Carnico will have a positive and possibly deciding influence.

## THE SITE RESOURCES

The Nicholas County Development Corporation conceived 150-acre Lake Carnico as a recreation-lake community primarily developed to give its county families the opportunity for outdoor living in natural surroundings and to provide facilities for many forms of recreational activity including boating, fishing, swimming, hiking, nature study and to provide a lodge for social gatherings, eating and relaxing.

### TOPOGRAPHY

The site was found adaptable for the planned lake community. The irregularity of the two-pronged valley has provided an attractive shoreline with many small coves separated by high peninsulas. The gradient along the 5.8 miles of shoreline varies from the gently rolling terrain found on the western shore to the abrupt slopes typical of eastern side.

The underwater profile of the lake will be equally varied. Gradual slopes are to be found at a few of the upper ends of the bays and the outer ends of the peninsulas. The steeper underwater slopes are concentrated along the southern side of the lake. Adequate depths of from 10 to 50 feet of water over most of the lake should result in a cool, favorable environment for the better game fish. The lack of large areas of shallow water should reduce the aquatic plant problem to a minimum.

Seventy percent of the corporation-owned lands surrounding the lake were found to have slopes with less than 30 percent gradient making them topographically suited for selected types of intensive development.

### SOILS AND DRAINAGE

The soil of the area is a forest-clay type with scattered beds of shale and limestone outcropping. The topsoil is shallow, varying from 3 to 10 inches. Generally, it is lacking in humus. Severe rapid erosion occurs on steeper slopes where the surface binder of sod of plant roots has been removed. Fortunately, adequate cover has been maintained in the past. As a result, minimum gullying has taken place and streams draining into the lake area are relatively free of silt.

Possible existing sources of pollution in the drainage area are limited to one residence and a sportsman club. The control of lake water pollution and siltation from planned residential and public sanitary and other facilities will be a vital problem to be considered in the lake development program.

Bedrock is believed to be below any depth that would interfere with installations of underground structures or utilities.

### COVER

The entire property above the lake is covered by forest, pasture and farmed fields.

Hardwood forests cover 30 percent of the area. The main species are Red and White Oak, Hickory and Ash. Occasional Red, and Sugar Maples, Black Walnut, Cherry, Hackberry, and Locust are scattered through these wooded areas. On the fringes are Hawthorn, Redbud, Sumac, Cedar and Viburnum.

Grassland-pastures - cover 40 percent of the area. This cover type is predominantly bluegrass, relatively free of weeds, and shaded by occasional large shade trees.



## Gov. Breathitt, Commissioner Ward Announce Bid Call

FRANKFORT, KY. -- Bids for bituminous surfacing on the Gallows Hill Road in Nicholas County will be received by the Highway Department on May 20, Governor Edward T. Breathitt and Highway Commissioner Henry Ward have announced.

The project will begin at the junction of Ky. 32, approximately 0.5 mile north of Carlisle and extend to the junction of US 68 approximately one mile northeast of the junction of US 68 and Ky. 32, a distance of 2,372 miles.

The Gallows Hill road forms the dams for both Lake Carnico and the two 4-H Lakes.

### RETREATS BUILT

As of April 25, 1966, 17 vacation retreats had been built at Lake Carnico, some of them electrically heated year-around homes. Two new ones are now under construction.

## Clear, Clean Water

--A panorama view of Lake Carnico, taken in the fall of 1965 from the high ridge south of the lake. To the left, is the road-fill which forms the dam; to the northwest, north and east are the many finger ridges extending

into the lake. These ridges are open to development as residential areas. The lake when completely filled will cover a 150-acre area. As of March, 1966, the water level was 12.4 feet below the spillway.

### DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS, made and executed by the NICHOLAS COUNTY DEVELOPMENT CORPORATION, a Kentucky corporation with its principal office and place of business in Nicholas County, Kentucky, hereinafter called "The Corporation":

#### WITNESSETH:

The Corporation does hereby make and impose upon the following described property located in Nicholas County, Kentucky to wit:

The entire area known as Lake Carnico Estates, part of which is recorded in Deed Book Page \_\_\_\_\_, in the office of the Clerk of the County Court of Nicholas County, Kentucky;

the following restrictions:

#### A. RESIDENTIAL AREA

A-1. **Land Use and Building Type.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

A-2. **Architectural Control.** No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Board of Architectural Control as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in Part D.

A-3. **Easements.** Any easements for installation and maintenance of utilities, sewage, and drainage facilities are reserved by The Corporation on all lots.

A-4. **Nuisances.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

A-5. **Temporary Structure.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

A-6. **Signs.** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

A-7. **Oil and Mining Operations.** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

A-8. **Livestock and Poultry.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

A-9. **Garbage and Refuse Disposal.** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or refuse shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

A-10. **Water Supply.** No individual water-supply shall be used or permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of The Corporation. Approval of such system as installed shall be obtained from such authority. In the event a public water system becomes available, each lot owner is hereby required to use said public water system, to pay a minimum monthly water bill whether he has actually constructed a dwelling thereon or not, and to discontinue the use of any private system thereon.

A-11. **Sewage Disposal.** (a) No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of The Corporation. Approval of such system as installed shall be obtained from such authority.

(b) In the event a public sewage system becomes available, each lot owner is hereby required to use said public sewage system, to pay a minimum monthly bill whether he has actually constructed a dwelling thereon or not, and to discontinue the use of any private system thereon.

A-12. **Protective Screening.** Protective screening areas are hereby established to include both existing and new plantings in areas outside of lot areas, along existing and proposed road ways, and around areas of various land uses. Except as otherwise provided by The Corporation regarding street intersections, planting fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the areas shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.

A-13. **Land Near Parks and Water Courses.** No building shall be placed, nor shall any material or refuse be placed or stored on any lot, within twenty feet of the property line of any park or edge of any open water course, except that clean fill may be placed near or adjacent to natural water course is not altered or blocked by such fill.

A-14. **Existing Trees.** No existing trees shall be cut within a lot area except where absolutely necessary for construction

of structures or driveways. Careful siting of such improvements is stressed in order to preserve large trees and natural clumps or groves.

A-15. **State Owned Land.** All lots abutting state owned land shall be operated in accordance with the provisions and regulations of such land by the state or by The Corporation under contract with the State.

B. **PARK AREA AND COMMON AREAS**

B-1. **Right of Access.** Nicholas County Development Corporation retains the right to use and control the use of Lake Carnico, the water therein, boating, recreational privileges, and any and all commercial or other usages. No deed to any lot shall be deemed to convey any tangible or intangible property rights to said water, the use thereof, or any boating or recreational privileges.

B-2. **Annual Permit Requirements.** The owner of each full lot or lots may apply for a permit from The Corporation to operate a pleasure boat or boats on Lake Carnico, subject to such conditions as The Corporation imposes upon the granting of such permit. Such conditions will include the maximum of motor horsepower, type of motors and size of boats which may be operated on Lake Carnico. The owners of lots fronting upon Lake Carnico may apply for and obtain an annual permit to construct, operate, and maintain docks, or boat houses of a type to be subject to the approval of The Corporation.

C. **BUSINESS AREA**

C-1. **Building Height.** No building shall exceed one story or fifteen feet in height.

C-2. **Parking.** All businesses shall provide on-site parking at the ratio of three square feet of parking to one square foot of store area.

C-3. **Service Areas.** All service areas shall be located and screened from major view, and shall otherwise provide a neat appearance.

C-4. **Sign Control.** Signs shall be designed integrally with the business structure, and shall be subject to approval of the Board of Architectural Control.

D. **BOARD OF ARCHITECTURAL CONTROL**

D-1. **Membership.** The Architectural Control Board is composed of three (3) individuals selected by Nicholas County Development Corporation at the annual meeting of the Officers of said Corporation. A majority of the Board may designate a representative to act for it. In the event of death or resignation of any member of the Board, the remaining members shall have full authority to designate a successor. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to request a change in the membership of the Board.

D-2. **Procedure.** The Board's approval or disapproval as required by these covenants shall be in writing. In the event the Board or its designated representative, fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

E. **GENERAL PROVISIONS**

E-1. **Term.** These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them for a period of twenty five years, unless changed by a majority of the Stockholders at their annual meeting. After such time, said covenants shall be automatically extended for successive periods of ten years unless an instrument, signed by a majority of the then owners of the lots, has been recorded agreeing to change said covenants in whole or in part.

E-2. **Enforcement.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

E-3. **Severability.** Invalidation of any one of these covenants by judgment or court order shall in no way affect any other of the provisions which shall remain in full force and effect.

E-4. **Ownership of Realty and Stock.** No single person, partnership, corporation, voluntary association, organization, or entity shall own more than two (2) lots, nor shall they own more than two (2) shares of stock of the Nicholas County Development Corporation.

E-5. **Sale of Realty and Stock.** In the event the owner of any realty purchased from Nicholas County Development Corporation undertakes to sell said realty, the owner agrees to submit the name of the purchaser to said Corporation for its approval or disapproval. Said Corporation reserves an option to purchase said property offered for sale at the price to be paid by the prospective purchaser for a period of at least thirty (30) days from the time said owner first notifies said Corporation of his intentions to sell to said purchaser. If said Corporation does not exercise its option to purchase as granted herein and approves the sale as previously provided herein at the end of the thirty day period, said owner shall be permitted to conclude the sale of his realty. A sale of the realty automatically includes a sale of the owner's stock in said Nicholas County Development Corporation in accordance with the by-laws of said corporation which provide that no person shall own realty of the corporation unless he is a stockholder therein. The same option privileges reserved to the Corporation for the purchase of the realty shall also apply to the purchase of the shares of stock of said person.

E-6. **Entire Area.** The owners of lots in Lake Carnico shall not apply for or incorporate any city or other municipal corporation or later annex any properties of Lake Carnico to any existing city or other municipal corporation without the written consent of Nicholas County Development Corporation.

## AN INTRODUCTION

The Lake Carnico development is a demonstration of cooperative endeavor between the people of Nicholas County and their State of Kentucky, particularly the Fish and Wildlife Department, working together to create a water-centered recreational community on the county level.

In 1961 the Lake Carnico community originated as a project of the Nicholas County Development Corporation, a non-profit organization created to develop recreational, wild life, industrial and other improvements in Nicholas County. Advisory groups from the Extension Service, University of Kentucky, the Kentucky Department of Fish and Wildlife, Highways, Conservation, Parks and Health assisted in site selection and preliminary planning.

The purchase of the land, initial surveys and planning was undertaken by the Nicholas County Development Corporation. Funds were secured from an advance sale of 55 lots in the community to be located on the shore of Lake Carnico and from donations.

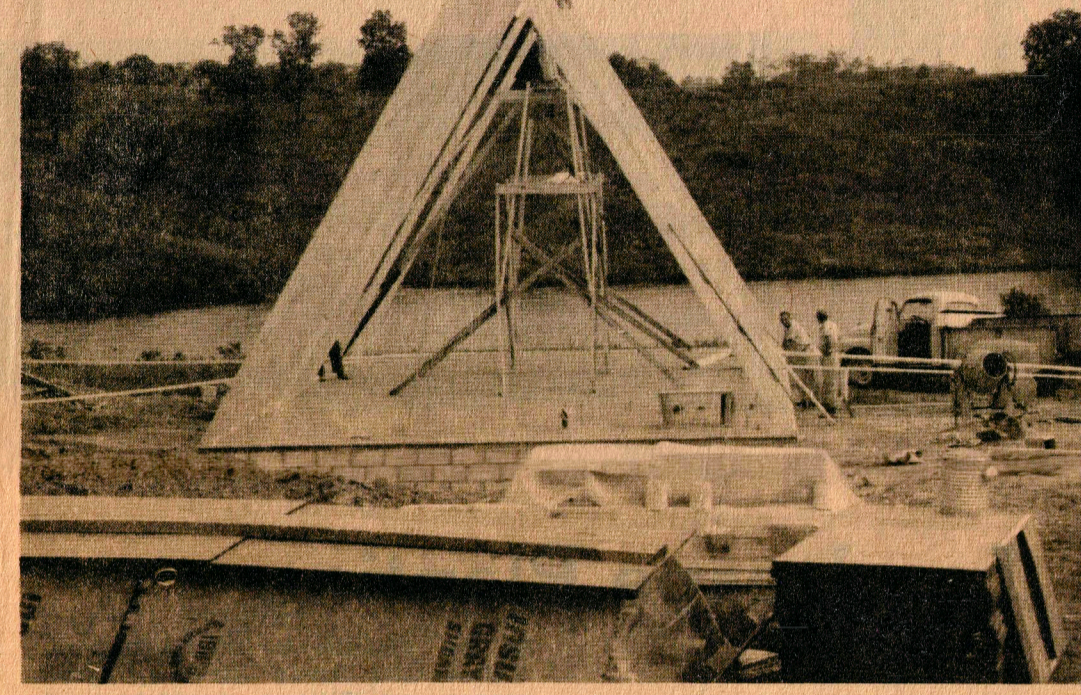
The unique joint construction program was devised in which the State Departments of Highways and Conservation played major roles in creating the lakes and major access roads. Through careful site planning, the lake

dam was located within the alignment of the county road connecting the City of Carlisle with U. S. Highway 68. This enabled the Highway Department to build dual purpose causeway-dam structures for lake impoundment as well as an excellent access road to both the Lake Carnico and the 4-H Club camp areas. The Conservation Department, from its small lakes allotment, was able to complete the lake construction, including underwater clearing, control structures, etc.

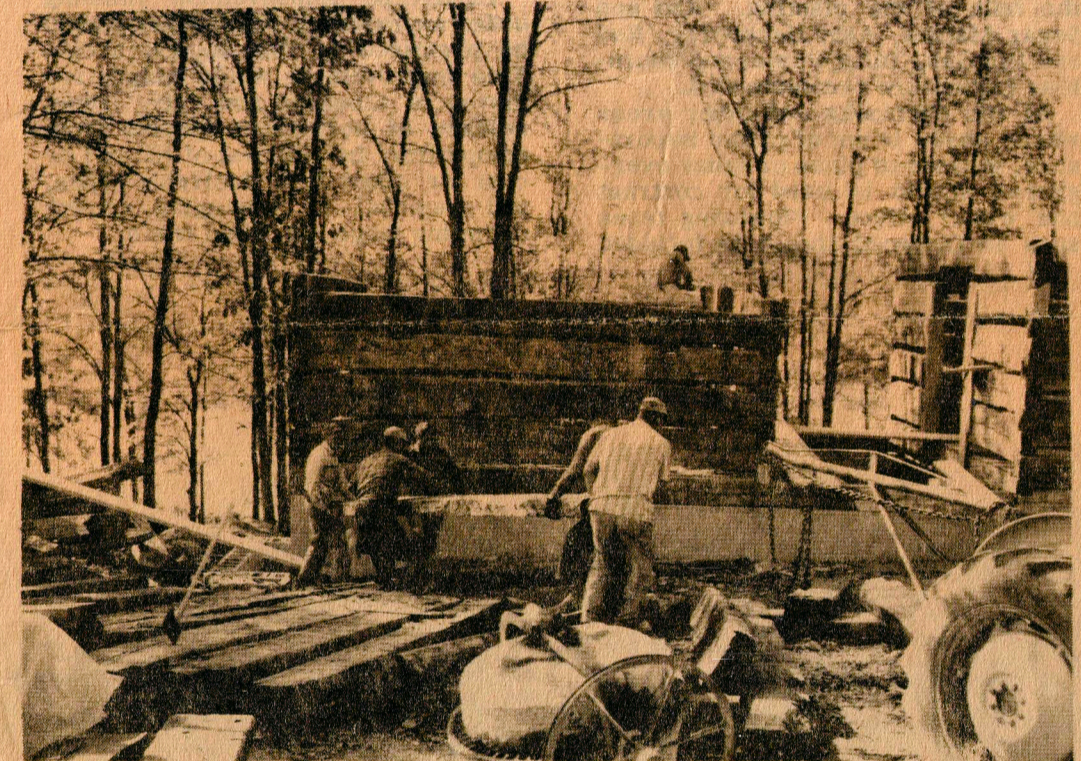
The Highway Department also aided in the reconstruction of the Hickory Ridge road which provides perimeter access on the north side of Lake Carnico.

In 1962, 330 acres of the total site, which included the smaller 18 acre lake, was deeded to the North Central Kentucky 4-H Camp Committee to serve a 27 county area under the auspices of the Extension Service, University of Kentucky. The development of year around facilities at this site, including dining and meeting halls, cottages, caretaker and maintenance buildings, is nearing completion.

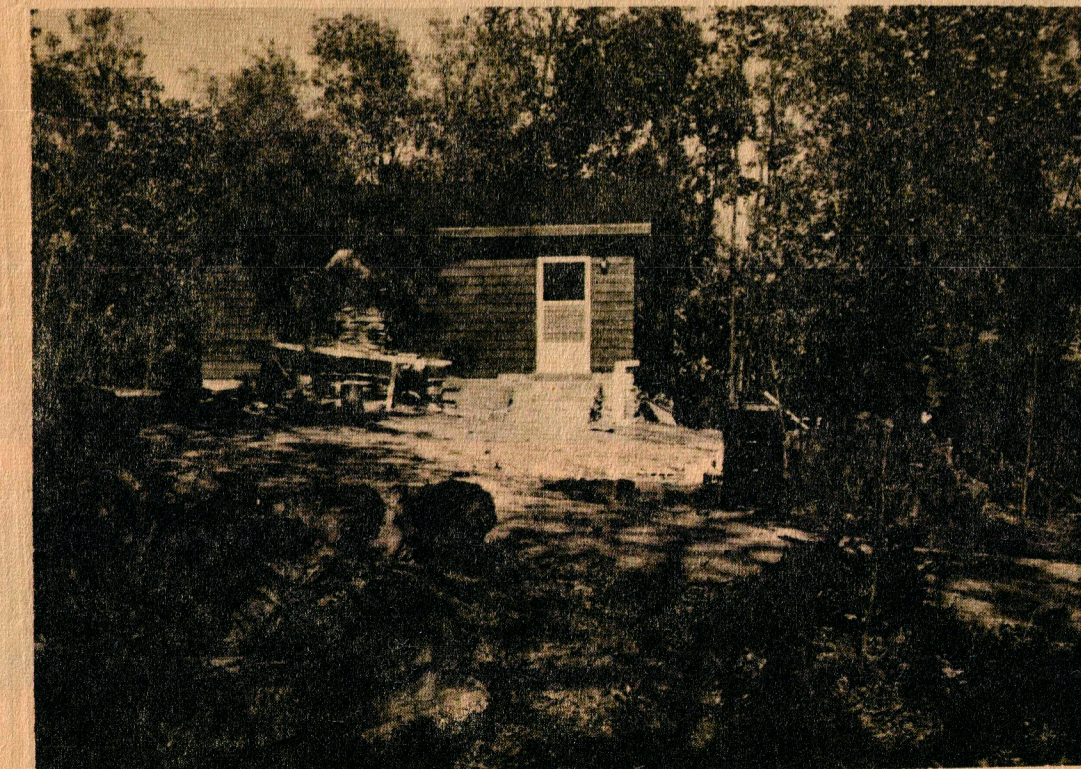
Dedication ceremonies for the Lake Carnico project were celebrated on June 4, 1964.



Be It Modern



Log With Chinking



Or Conventional

... You'll find Lake Carnico has the room for your "heart's desire".



The Lake Carnico Development is centrally located in Nicholas County midway between Lexington and Maysville. The general region has a picturesque rural character. Its rolling countryside is typical of the central Kentucky bluegrass belt. Winding roads lead past neat farms, through wooded glades and small villages. The Lexington-Maysville turnpike historic U.S. Route 68, passes the lake area on the west. At one time it was a buffalo trace, then an Indian trail. Later it was an important route of Daniel Boone and other early pioneers from Boonesborough on their way to Blue Lick Springs for salt or to Maysville and the Ohio River. Near Blue Lick Springs, which lies close to the northern boundary of Nicholas County, the last battle of the revolution in the west was fought. This battlefield has been preserved as a state park. The Blue Lick area became a popular stagecoach stop and watering place in the late 1800's. Today the turnpike is a favorite route for tourists.

Nicholas County is relatively small in size with a total area of 204 square miles. Being predominantly rural it also has a small population. One-half of its 6,670 residents live on farms. Carlisle, the county seat for Nicholas County, lies two and one-half miles south of Lake Carnico. It is a community of 1,671 residents. Since early days it has been a shopping

center for a large rural area. The downtown center is dominated by a fine old courthouse located in the central square with flanking business houses on the four adjoining streets. Many well preserved colonial homes are located throughout the surrounding residential district.

Mechanization and increase in size of the farm unit has resulted in a gradual loss in rural population in the county. The promise of better job opportunities and incomes, and a more interesting life has lured many of the county's young people to the larger urban centers.

Nicholas County lies within the north central area of Kentucky. It is a general region noted for its scenic beauty, history, horse farms and hospitality. It has the greatest concentration of cities and thus the highest population in the state. With its many attractions and an excellent road net, the region attracts great numbers of tourists. Based on the 1960 Census, the approximate population within a 35-mile radius of Lake Carnico is 278,000 persons. The larger centers within this driving distance from the lake include:

Paris	17 miles
Cynthiana	17 miles
Flemingsburg	25 miles
Mt. Sterling	28 miles
Maysville	32 miles
Winchester	33 miles
Lexington	34 miles

## Nicholas County Development Corporation

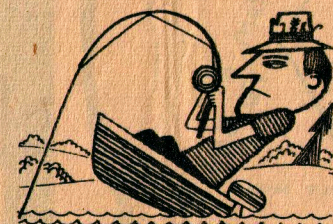
Directors: Charles M. Cox, President

Dorsey Watkins, Vice President

William B. Parker, Vice President

Paul Garrett, Secretary

Dan Rich, Treasurer



OFFSET LITHOGRAPHY BY  
THE CARLISLE MERCURY  
CARLISLE, KENTUCKY  
40311 April 25, 1966

Descriptive matter contained in this brochure

was taken from a Master Plan Report prepared by

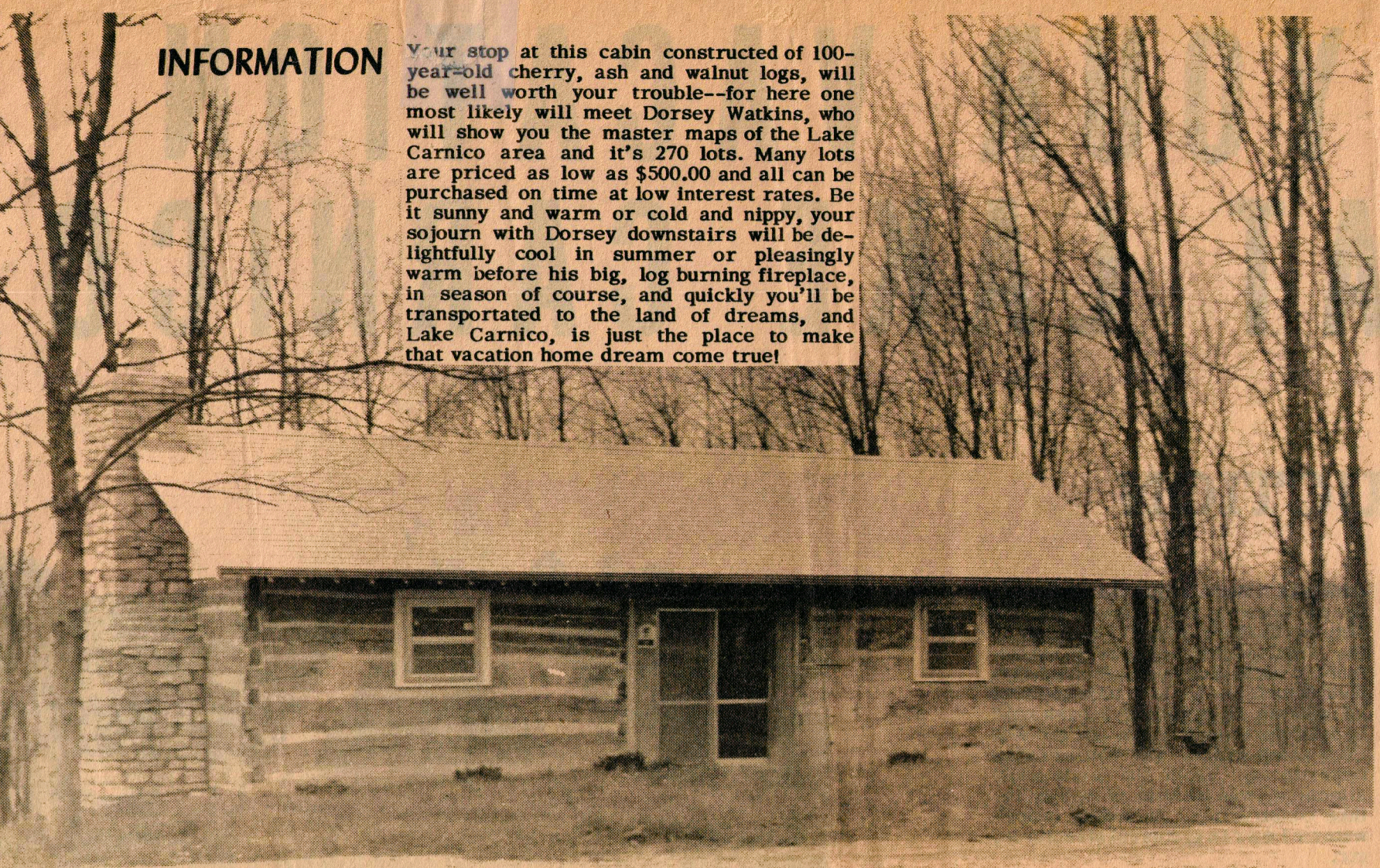
Scruggs and Hammond

Landscape Architects - Planning Consultants

of Lexington, Ky. and Peoria, Ill.

**INFORMATION**

Your stop at this cabin constructed of 100-year-old cherry, ash and walnut logs, will be well worth your trouble—for here one most likely will meet Dorsey Watkins, who will show you the master maps of the Lake Carnico area and its 270 lots. Many lots are priced as low as \$500.00 and all can be purchased on time at low interest rates. Be it sunny and warm or cold and nippy, your sojourn with Dorsey downstairs will be delightfully cool in summer or pleasingly warm before his big, log burning fireplace, in season of course, and quickly you'll be transported to the land of dreams, and Lake Carnico, is just the place to make that vacation home dream come true!



**Landscape Planting**

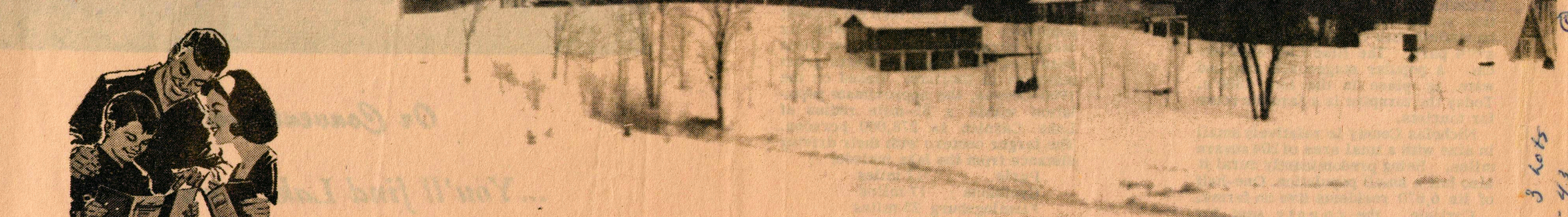
A planting and forest improvement program should be included in the general development of the area. Groves of permanent tree species, arranged in naturalistic groupings, should be planted in the open pasture, farmed and old field areas. Shade trees indigenous to the region should form the bulk of the planting. Red and Sugar Maples, Ash, Hackberry, Red and Pin Oak, Tulip, Poplar and Thornless Locust are recommended. At the overlooks and other areas where shade is not of prime importance, masses of pines or other evergreens should be used for contrast and winter effect. Flowering trees such as Dogwood should be included

in the planting for floral display. Yellow and River Birches, Sycamores and Willows should be used along the lake shore. Steep slopes located along the roads and lake shore where it would be difficult to establish and maintain grass sod, should be naturalized with shrubs or legumes that have bank-binding qualities. Landscape improvement thinning under experienced supervision should be practiced in the wooded areas. This improvement would include removal of diseased and dying trees, release of permanent species from competition by removal of Black Locust or other less desirable types, and removal of infringing growth crowding large specimen trees.



**You Can Hardly See**

THE CABIN FOR THE TREES, a view of the rear of a cabin located on section "C". Wooded areas such as this abound at Lake Carnico, as well as, cleared spots where one may plant one's own selection of trees.



**Not The Swiss Alps**—Even Lake Carnico in the dead of winter is pleasing to the eye.

**Water**

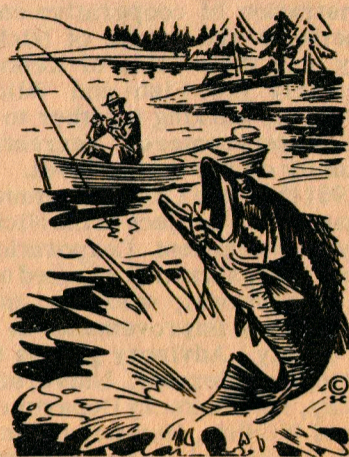
A water district has been formed and filtered water will be available in the near future.

**Utilities**

Telephone and electric service are available.

**Sewage**

Lot owners must have approval of the Nicholas County Health Department for type of sewage disposal system used.



**A Three-Horse Power Outboard**

pushes this 14-foot aluminum boat toward the shore. Outboard motors are limited to 5 1/2 h.p. "No Wake" operation on peaceful Lake Carnico.



**Residential Area**

The area selected for the residential development is made up of a series of finger ridges extending into the lake from the main encircling Hickory Ridge. Except for isolated small fields, the entire area is covered by a hardwood forest. Most of the home sites will be 40 to 80 feet in elevation above the lake water level.

Standards for the design of the residential area included: Each site should be accessible by an all-weather road. The average site should have a 100-foot frontage and a 125 foot depth. The minimum lot size recommended is 75 by 100 feet. Each site should have access to the lake via Nicholas County Development Corporation's reservation land. The lot lines terminate at the Nicholas County Development Corporation's reservation 100 feet back of the water line.

A total of 340 home sites has been laid out mostly along the north side of the lake. The varied finger ridge type of topography has made it possible to develop over 125 shore front lots and give the remaining lots a great variety of scenic outlooks, views of the lake, ravines of hillsides.

Protective covenants have been provided to maintain the natural beauty of the areas, the value of the property, and high quality of the general development.



**Picnic Areas**

The demand for picnic facilities at Lake Carnico is anticipated to be heavy. Two lakeside areas have been planned. Both areas have rolling topography necessitating graded sites. Existing tree cover is predominantly the shortlived Black Locust which will have to be renewed by planting permanent species (Maple, Oak, Sycamore).

**Varied Activities**

are a part of the Lake Carnico resort area. The 13th Annual National Treering Walker Wild Coon Hunt (April 5-7, 1963), was held at the Fish & Game Club tract which lies to the north. Eleven states were represented at this meeting. This dues paying club is open to both men and women sports enthusiasts.



**Fish and Game Club**

This area is owned by a Fish and Game Club composed of local residents many of whom are stockholders in the Nicholas County Development Corporation and who are vitally interested in the Lake Carnico program. Their development includes a clubhouse and large picnic shelter.

**Camping**

The demand by regional and tourist visitors for overnight or weekend camping is expected to be quite heavy. Three ridges have been selected for camp site development. They are surfaced with pasture sod. The open tree cover is predominantly Black Locust.



**Nature Areas**

The nature area is becoming increasingly important as an outdoor classroom for the entire family. In it they become acquainted with the wonders of nature, gain appreciation and greater enjoyment of our natural resources. This increased appreciation helps to reduce vandalism and misuse of the park areas.

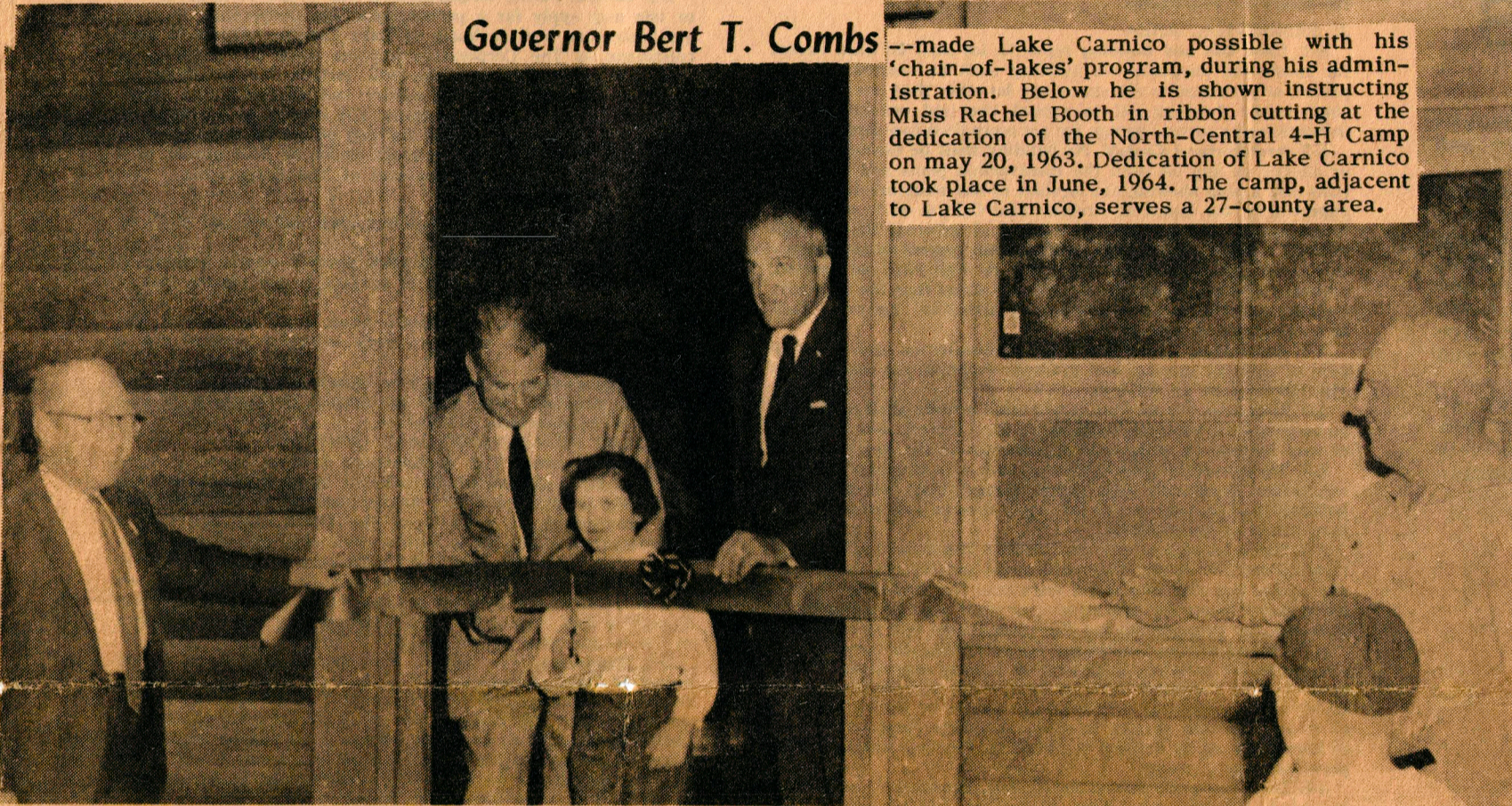
Two relatively large valley areas at Lake Carnico extending from the lake to the ridge crest offer the opportunity to establish nature areas presenting different plant colonies, (waterside, meadow, woodlands), conservation practices, (tree plantation, erosion control, wildlife habitat), and geological formation.



**Looking At Map**

OF LAKE CARNICO ROADS are from left, Minor Clark, State Wildlife Commissioner, Don Hays, J. T. Cox, Assistant State Wildlife Commissioner, and Dorsey Watkins, Vice President, Nicholas County Development Corporation. A larger version of the map is reproduced in this brochure.

**Governor Bert T. Combs**



—made Lake Carnico possible with his "chain-of-lakes" program, during his administration. Below he is shown instructing Miss Rachel Booth in ribbon cutting at the dedication of the North-Central 4-H Camp on May 20, 1963. Dedication of Lake Carnico took place in June, 1964. The camp, adjacent to Lake Carnico, serves a 27-county area.

**Map of roads at Lake Carnico and lot sections**



Handwritten notes on the left side of the map:
 

- 4000 (F)
- 44-15
- 16-17 = 3000
- 1-2-3000
- 341-4500
- 5000 = 2.65 (E)
- 4000 (D)
- 4000 (C)
- 4000 (B)
- 4000 (A)
- 5700 3 lots
- 41-42-43 2200
- 3000
- 7500 3 lots
- 11-18-19