

### PORT WASHINGTON ROAD ACRES

1. SAID PREMISES SHALL BE USED SOLELY AND EXCLUSIVELY FOR SINGLE FAMILY RESIDENCE PURPOSE ONLY.
2. THERE SHALL BE ERECTED NO MULTIPLE DWELLING TYPE BUILDINGS NOR SHALL ANY SINGLE FAMILY RESIDENCE BE THEREAFTER REMODELED INTO A DWELLING CONTAINING TWO OR MORE APARTMENTS. UPON EACH PARCEL THERE SHALL BE ERECTED NO MORE THAN ONE SUCH SINGLE FAMILY RESIDENCE. GRANTEE'S ACCEPT NOTICE THAT THE PREMISES HEREIN CONVEYED ARE A PLANNED AREA WHEREIN OTHER PARCELS ARE SUBJECT TO SIMILAR RESIDENTIAL COVENANTS IN A GENERAL PLAN TO MAINTAIN RESIDENTIAL STANDARDS OF ALL OF SAID PARCELS.
3. EACH SINGLE FAMILY RESIDENCE DWELLING HOUSE CONSTRUCTED SHALL OCCUPY A MAXIMUM OF 1200 SQUARE FEET UPON SAID LOT, EXCLUDING BASEMENT, GARAGE, AND OTHER AREAS NOT DESIGNATED AS LIVING QUARTERS.
4. NO PART OF SUCH DWELLING HOUSE OR ANY OTHER STRUCTURE OR PART THEREOF SHALL BE ERECTED, PLACED OR SUFFERED TO REMAIN ON SAID PREMISES WITHIN 20' FEET OF THE ROADWAY ON WHICH SAID PREMISES FRONT, NOR WITHIN 20 FEET OF ANY SIDE LINE OF SAID PREMISES.
5. NO BILLBOARD, SIGN, OR ADVERTISING DEVICE OF ANY KIND OTHER THAN A SMALL "FOR SALE" SIGN, WHEN NEEDED, SHALL BE ERECTED, PLACED, OR SUFFERED TO REMAIN ON SAID PREMISES.
6. SAID GRANTEE'S ACCEPT THE COVENANT OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE CONDITION THAT NO FURTHER SUBDIVIDING OR DIVISION OF SAID HEREIN DESCRIBED PARCELS OF LAND SHALL BE MADE BY SAID GRANTEE'S, THEIR HEIRS, THEIR SUCCESSORS AND ASSIGNS AS WELL BE IN FURTHER COMPLIANCE WITH THE EXISTING STATUTES GOVERNING THE SUBDIVISION OF PARCELS AND THE LOCAL RULES AND REGULATIONS IN EFFECT ON SUBDIVIDING REAL ESTATE.
7. EACH PARCEL SHALL BE CONSTRUCTED THEREON A DRIVEWAY LEADING FROM THE ROADWAY TO AND UPON SAID PREMISES AND SAID DRIVEWAY SHALL BE OF SUFFICIENT ENTRY ORW THE LAND TO PERMIT AND PROVIDE FOR OFF ROADWAY PARKING OF MOTOR VEHICLES.
8. NO AUTOMATIC BEVERAGE SHALL BE SOLD ON SAID PREMISES.
9. SAID PREMISES SHALL NOT BE USED FOR ANY PURPOSE OR IN ANY WAY WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE QUIET OF ANY OCCUPANT OF ADJACENT OR NEIGHBORING PREMISES, NOR SHALL ANY NOISIOUS OR OFFENSIVE TRADE OR ACTIVITY BE PERMITTED ON ANY PARCEL; NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
10. SAID PREMISES SHALL NOT BE USED FOR ANY COMMERCIAL BUSINESS PURPOSES OF ANY TYPE OR KIND IN ANY MANNER WHATSOEVER AND SHALL FURTHER NOT BE USED FOR THE ESTABLISHMENT OF ANY FORM OF BUSINESS OPERATION WITH THE SAME BEING COMMERCIAL, RETAIL, WHOLESALE, INDUSTRIAL, OR AGRICULTURAL AND SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
11. NO MORE THAN TWO DOGS EXCEEDING THE AGE OF ONE YEAR SHALL BE MAINTAINED AT THE SAME TIME ON SAID PREMISES.
12. NO RESIDENCE SHALL BE OF CONCRETE OR OTHER TYPE BLOCK CONSTRUCTION ON THE EXTERIOR SURFACE.
13. NO STRUCTURE OF A TEMPORARY NATURE, TRAILOR, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY PARCEL AT ANY TIME AS A RESIDENCE, EITHER TEMPORARY OR PERMANENT.
14. ALL BUILDINGS MUST BE COMPLETED WITHIN ONE YEAR FROM THE DATE CONSTRUCTION IS COMMENCED AND ALL BUILDINGS EXTERIORS MUST BE COMPLETED WITHIN SIX MONTHS FROM THE DATE CONSTRUCTION IS COMMENCED.
15. NO MOBILE HOME OR HOUSE TRAILOR OR BOTH SHALL BE LOCATED ON SAID PREMISES OR CONSTRUCTED OR ASSEMBLED UPON SAID PREMISES AT ANY TIME AND NO MODULAR TYPE RESIDENTIAL STRUCTURES SHALL BE LOCATED ON SAID PREMISES OR CONSTRUCTED OR ASSEMBLED UPON SAID PREMISES AT ANY TIME.
16. NO IMOPERATIVE CARS OR MOTOR VEHICLES SHALL BE PERMITTED TO REMAIN ON THE PREMISES AND ALL MOTOR VEHICLES REMAINING ON THE PREMISES IN THE OPEN AREA SHALL HAVE CURRENT LICENSE PLATES OR OTHERWISE SAID MOTOR VEHICLES SHALL BE IN A STRUCTURE FULLY ENCLOSED.
17. GRANTEE'S SHALL MOW ALL AREAS ON SAID LAND THAT ARE CONDUIVE TO MOWING OTHER THAN DEVELOPED LAWNIS AND LAWN AREAS, AT LEAST TWO TIMES PER CALENDAR YEAR.
18. SAID PREMISES SHALL BE SUBJECT TO A UTILITIES EASEMENT OF RIGHT-OF-WAY ON SAID PREMISES TO BE LOCATED WITHIN 20 FEET OF THE ROADWAY.

19. GRANTEE'S, THEIR HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE ROADWAY TO THE MIDDLE OF THE ROAD ON WHICH SAID PREMISES FRONT. NO PUBLIC ENTITY SHALL BE HELD RESPONSIBLE FOR ANY PORTION THEREOF UNLESS SAID ROADWAY IS BROUGHT TO THE SPECIFICATIONS OF THE COUNTY ENGINEER OF HOLMES COUNTY AND IS DEDICATED AND DONATED TO PUBLIC USE FOREVER.

FAILURE BY THE PROPRIETOR OF PORT WASHINGTON ROAD ACRES OR ANY PROPERTY OWNER TO ENFORCE ANY OF SUCH RESTRICTIONS, CONDITIONS, AGREEMENTS, AND COVENANTS HEREIN CONTAINED SHALL IN NO EVENT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER. ALL OF THE RESTRICTIONS, CONDITIONS, COVENANTS, CHARGES AND AGREEMENT CONTAINED HEREIN SHALL RUN WITH THE LANDS FOR A PERIOD OF 50 YEARS FROM THE DATE OF THIS CONVEYANCE, AND MAY, IF THEN IN FORCE BE EXTENDED FROM THAT TIME FOR A PERIOD OF 20 YEARS AND THEREAFTER FOR SUCCESSIVE PERIODS OF 20 YEARS WITHOUT LIMITATION BY RESIDENT EVIDENCE BY APPROPRIATE AGREEMENT ENTITLED TO RECORD OF THE OWNERS OF PARCELS HAVING 2/3 RDS. OF THE FOOT FRONTAGE ON THE ROADWAY ON THE ROADWAY SURFACING SAID PARCEL OF REAL ESTATE CONSTITUTING PORT WASHINGTON ROAD ACRES.

#### CERTIFICATE OF OWNER

BE IT REMEMBERED, THAT THE PORT WASHINGTON ROAD CO., INC. OWNER OF THE LAND SHOWN ON THE ATTACHED PLAT DOES HEREBY ACKNOWLEDGE THE MAKING OF SAID PLAT TO BE ITS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF IT HAS HEREUNTO SET ITS HAND BY ITS CORPORATION OFFICERS, THIS 6TH DAY OF JANUARY, 1977.

WITNESSES,  
*Barbara J. Hill*  
*Nancy Baldwin*

THE PORT WASHINGTON ROAD CO., INC.  
BY: *Jack T. Skelly*  
PRESIDENT  
BY: *Thomas D. Studdes*  
VICE-PRESIDENT  
BY: *Herbert D. Cline*  
SECRETARY-TREASURER

#### CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO  
COUNTY OF HOLMES S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PORT WASHINGTON ROAD CO., INC. BY JACK T. SKELLY ITS PRESIDENT; HERMAN D. CLINE ITS VICE-PRESIDENT; AND THOMAS D. STUDDLES BEING ITS SECRETARY-TREASURER, WHO ACKNOWLEDGE THE MAKING OF THE ATTACHED PLAT TO BE THE FREE ACT AND DEED OF SAID CORPORATION AND THE FREE ACT AND DEED OF EACH OF THEM PERSONALLY AND AS SUCH OFFICERS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MILLERSBURG, OHIO, THIS 6TH DAY OF JANUARY, 1977.

*Barbara J. Hill*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
NOVEMBER 21, 1979

I hereby certify the above plat to be correct to the best of my knowledge and belief.

THE COSHOCTON LAND SURVEYING SERVICE

*James P. Smith*  
REGISTERED SURVEYOR 57981  
REGISTERED ENGINEER 37405

BRUNING 40-21-28403

### PLAT OF SURVEY FOR THE PORT WASHINGTON ROAD CO., INC. PORT WASHINGTON ROAD ACRES

TOTAL ACRAGE = 140.140

