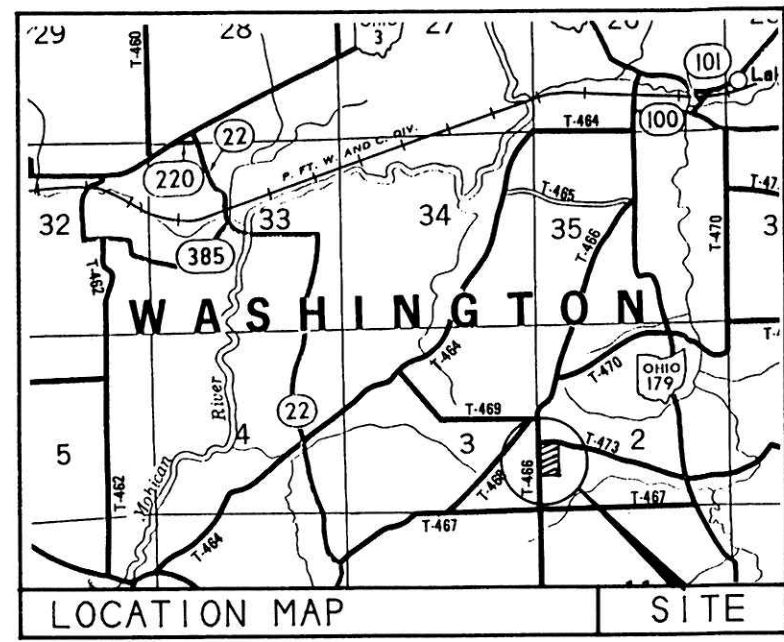
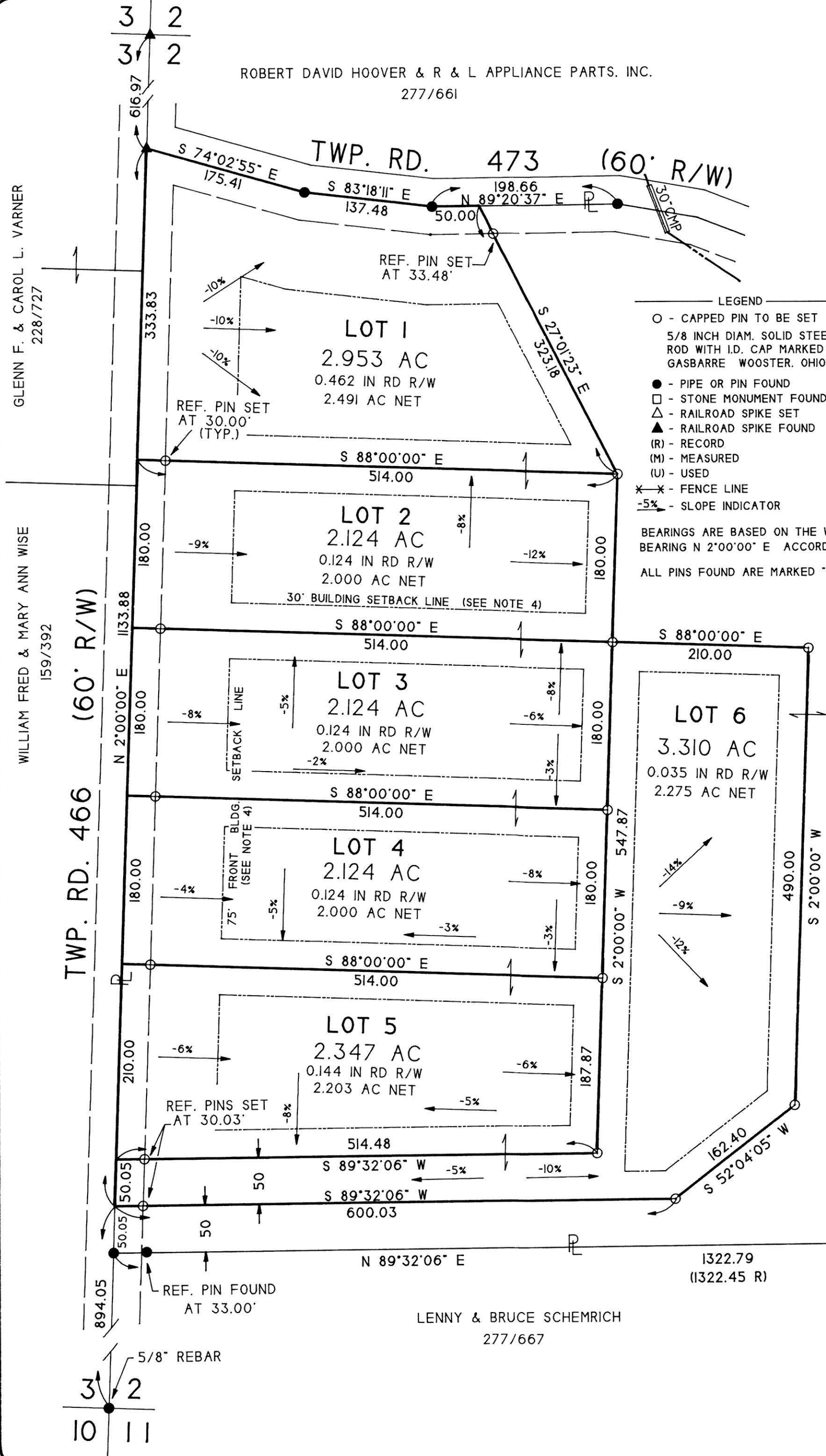


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FILED at Record HOLMES CO. OH
On 08-23-97 At 3:31 PM
PLAT LARGE FEE \$43.20
Vol. 2, Pg. 273



CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
DATE Aug 23 1997
William A. Erdos
FRANKLIN FARMS, LTD.
BY WILLIAM A. ERDOS, A MEMBER

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS:
I HEREBY CERTIFY THAT THE WATER SUPPLY AND THE SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT ENTITLED BROOKFIELD FARMS FULLY MEET THE REQUIREMENTS OF THE HOLMES COUNTY BOARD OF HEALTH AND THE OHIO STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.
DATE August 27 1997
County Health Commissioner
COUNTY HEALTH COMMISSIONER

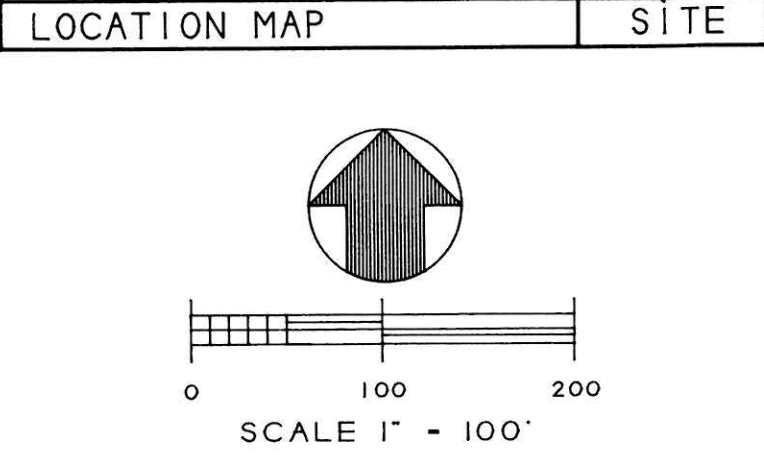
CERTIFICATE OF APPROVAL OF PLAT AND ENGINEERING DETAILS:
I HEREBY CERTIFY THAT I HAVE APPROVED THE PLAT AND ENGINEERING DETAILS OF THE PROPOSED ROADS, SEWER AND WATER SYSTEMS AND OTHER PROPOSED PUBLIC FACILITIES IN THE SUBDIVISION PLAT AS SHOWN HEREON.
DATE 8/27/97
Robert L. Kanner P.E.P.S.
COUNTY ENGINEER

CERTIFICATION OF APPROVAL BY HOLMES SOIL & WATER CONSERVATION DISTRICT:
I HEREBY CERTIFY THAT I HAVE APPROVED THE SUBDIVISION PLAT AND/OR AGREEMENTS OR PROVISIONS FOR SEDIMENT AND EROSION CONTROL AS STATED OR SHOWN HEREON.
DATE August 27 1997
Holmes Soil & Water Conservation District
HOLMES SOIL & WATER CONSERVATION DISTRICT

CERTIFICATION OF APPROVAL BY THE COUNTY COMMISSIONERS:
I HEREBY CERTIFY THAT THE HOLMES COUNTY COMMISSIONERS HAVE APPROVED THE SUBDIVISION PLAT AS SHOWN HEREON.
DATE August 29 1997
Chairman, Holmes County Commissioners
CHAIRMAN, HOLMES COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL FOR RECORDING:
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HOLMES COUNTY, OHIO, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE HOLMES COUNTY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER.
DATE August 29 1997
Chris D. Marwichek
HOLMES COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HOLMES COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED HEREON.
DATE Sept 31 1997
William R. Gasbarre
WILLIAM R. GASBARRE, P.S.
PROFESSIONAL LAND SURVEYORS



BEARINGS ARE BASED ON THE WEST LINE OF THE QUARTER SECTION BEARING N 2°00'00" E ACCORDING TO DEED VOLUME 277, PAGE 676
ALL PINS FOUND ARE MARKED "BAKER 6938" UNLESS NOTED OTHERWISE.

GENERAL RESTRICTIONS:
THESE LOTS ARE FOR RESIDENTIAL PURPOSES ONLY. NO FURTHER SPLITS WILL BE PERMITTED WITHOUT REPLACING SAID LOT.

NOTE 1:
ALL LOTS ARE SUBJECT TO THE PROTECTIVE COVENANTS FILED SIMULTANEOUSLY HERewith. PLAT VOL. PG.

NOTE 2:
EROSION & SEDIMENT CONTROL ARE THE RESPONSIBILITY OF THE LOT OWNERS. EACH LOT OWNER SHALL FOLLOW THE GUIDELINES IN THE OHIO TECHNICAL STANDARD & SPECIFICATIONS FOR CRITICAL AREA PLANTING (#342). A COPY OF THIS PAMPHLET IS AVAILABLE AT THE HOLMES SOIL & WATER CONSERVATION DISTRICT OFFICE AT 62 WEST CLINTON STREET, MILLERSBURG, OHIO 44654

NOTE 3:
MINIMUM DIAMETER OF DRIVEWAY CULVERTS IS 12 INCHES.

NOTE 4:
ALL LOTS ARE SUBJECT TO A 75' FRONT BLDG. SETBACK AND A 30' SIDE AND REAR BLDG. SETBACK.

FRANKLIN FARMS LTD.
277/676
31.747 AC.

ACREAGE SUMMARY

LOTS (6)	14.982
ROADWAYS (0)	0.000
TOTAL	14.982

TRANSFER NOT NECESSARY
DATE August 27 1997
AUDITOR Edward A. ...

BROOKFIELD FARMS
A RESIDENTIAL SUBDIVISION
WASHINGTON TOWNSHIP
SW QTR. OF SECTION 2, T-19N, R-15W
HOLMES COUNTY, OHIO
JULY 31, 1997

PROFESSIONAL LAND SURVEYORS
GASBARRE & ASSOCIATES, INC.
P.O. BOX 44
401 SOUTH MARKET ST. WOOSTER, OHIO 44691
(330) 264-9499 FAX (330) 264-9162

PROTECTIVE COVENANTS AND RESTRICTIONS
for
BROOKFIELD FARMS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Franklin Farms Ltd. is the owner of that certain property in the SE corner of the intersection of Twp. Road 473 and Twp. Road 466, in the SW Quarter of Section 2, in the township of Washington, county of Holmes, State of Ohio.

WHEREAS, Franklin Farms Ltd., for the purposes of improving the value, beauty, usefulness and uniformity for future owners, desires to restrict and impose certain protective covenants on the above described land.

NOW, THEREFORE, in consideration of the foregoing, Franklin Farms Ltd., being the owner of all the tracts and equities therein in the above described real property, does hereby create and establish the following protective covenants and restrictions for the said land to wit:

- 1. **USAGE:** Said premises shall be used only for single family dwellings. No multi-family dwelling, temporary dwelling, basement home or mobile home shall be erected or placed on said premises. Said premises shall not be used for any manufacturing or commercial purposes or for any other activity obnoxious or offensive to residential use. Vacant lots shall be mowed at least two times per year and/or upon request of the developer.
- 2. **QUALITY AND SIZE:** The ground living area of the main structure shall not be less than 1,400 square feet for a one-story dwelling nor less than 1,600 square feet for a dwelling of more than one story, exclusive of open porches, car ports and garages. All homes will be required to have a full basement (excluding garage and porches). All initiated construction must be completed within six months of commencement.
- 3. **CARS:** All vehicles unable to be started and driven or having expired license plates for a period of 30 days or more must be stored in a garage or barn or they will be towed and stored at the owner's expense.
- 4. **BUILDING LOCATION:** No buildings shall be located on any lot within thirty (30) feet of any lot side boundary or within seventy-five (75) feet of any designated roads.
- 5. **NUISANCES:** No swine or commercial kennels may be kept on said premises, nor any other animals to the extent that they become obnoxious or offensive to residential use.
- 6. **GARBAGE:** Trash, garbage or other waste shall be kept only in sanitary containers. The grantees shall at all times keep said premises in a neat, clean and orderly condition and no junk, trash, waste or garbage shall be dumped or permitted to remain on said premises.
- 7. **EASEMENTS:** Easements and rights of way are reserved for the purpose of installation and maintenance of all public utilities, to include but not limited to, Cable TV and data transmission services.

8. **SEVERABILITY:** Invalidity of any one of these covenants or restrictions by judgment or by court order shall in no way affect any of the other provisions which shall remain in full force and effect.

9. **MINERAL RIGHTS:** All mineral rights will be retained by the seller.

10. **TERM:** These covenants and restrictions are to run with the land, and shall be binding upon all parties, their successors, assigns, heirs, personal representatives, administrators and executors for a period of five (5) years from the date these covenants are recorded. Said covenants and restrictions shall be automatically extended for successive periods of five (5) years unless an instrument signed by the majority of the owners of the lots has been recorded agreeing to change said covenants in whole or in part.

11. **COURT COSTS:** Enforcement of these covenants shall be through proceeding of the local judicial system. Any person or persons violating or attempting to violate any covenant(s) shall, in addition to correction of the cited violation(s), be liable for all court costs, attorney's fee and collection costs incurred by both the plaintiff and the defendant.

12. Each lot owner shall apply for coverage under the National Pollutant Discharge Elimination System (NPDES) for storm water discharges associated with the construction activities by filing the following forms with the Ohio Environmental Protection Agency.

A) Individual lot Notice of Intent for coverage under the Ohio EPA Storm Water Construction General Permit before grubbing, grading or construction activities begin.

B) Notice of Termination of Coverage under the Ohio EPA Storm Water General Permit when grading and seeding has been completed.

13. No lot may be subdivided, split or subdivided without prior written consent from the Holmes County Board of Health.

14. One single family dwelling shall be the only source of wastewater on each lot.

15. No construction may commence on any lot before the owner has requested and obtained a site evaluation based on the proposed dwelling location and has been issued a permit-to-install for a sewage disposal system on the lot.

16. No sewage disposal system will be approved for any lot in the subdivision unless it meets the requirements of the Board of Health Regulation 801.

17. No sewage disposal system may be operated on any lot without a valid permit-to-operate for the system, issued by the Board of Health.

PREPARED FOR:
FRANKLIN FARMS LTD.
C/O WILLIAM A. ERDOS
11109 FRIENDSVILLE ROAD
CRESTON, OHIO 44217