

# GOLDEN VALLEY ESTATES SUBDIVISION, FIRST ADD.

## GOLDEN VALLEY ESTATES RESTRICTIVE COVENANTS

- Each lot herein shall be used exclusively for residence purposes and shall not be used for boarding houses, rooming house, boarding school, hotel, motel, apartment, school, hospital, nursing or rest home, sanitarium, business, or professional purposes, or for any other purpose whatsoever other than private residence purposes. The intent of this covenant is that said lots shall be used exclusively for private residence purposes, and for no other purpose whatsoever whether of the kind specified in this paragraph or other wise, the enumeration herein of certain prohibited uses of all said lots being in addition to, and not exclusive of, any use thereof other than for purely private residence purposes.
- There shall not be erected, placed or suffered to remain on any lot herein any building or structure whatever other than one private dwelling house, designed and intended for the occupancy of one family only, with garage and/or other out building appurtenant thereto.
- No dwelling house or garage erected on any lot herein shall be constructed of concrete block, cinder block, or other common building tile above the level of the first floor. This restriction does not preclude the use of brick in various forms.
- No basement may be erected, covered and used as a residence; and each basement shall be adequately sealed and the earth and fill adjacent to the exterior of such basement shall be properly tiled and drained.
- No part of any dwelling house shall be erected, placed or suffered to remain on any lot herein within thirty (30) feet of the street or highway on which said lot may front, nor within fifteen (15) feet of either side line of any lot herein, nor within twenty (20) feet of the back line of any lot herein.
- No outsale shall be made from any lot as herein platted, reducing the dimensions of the original plat purchase.
- No barn or stable and/or billboard, sign or other advertising device of any kind other than a "for sale" or "for rent" sign, shall be erected, placed or suffered to remain on any part of any of the lots platted herein; and no ponies, horses, farm livestock, fowl or dog kennel containing more than two (2) dogs past the age of one year shall be placed or allowed to remain upon any part of any lot platted herein.
- None of the lots platted herein shall 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.
- Dwelling shall be erected within two (2) years of purchase of lot, unless otherwise agreed to by developer.
- No motor vehicle, which does not bear a current license plate, shall be allowed to remain outside a completely enclosed garage.
- Dwelling shall have a minimum of interior living area of not less than 1400 square feet.

### 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, alley, walks, parks and other open spaces to public and private use as noted.

DATE 9/12 1979

Orus E. Weaver  
Orus E. Weaver, President  
Golden Valley Estates Corporation

WITNESS

Acknowledged before me, a Notary Public, this day of SEPT. 12 1979

DATE

James V. Gute  
Notary Public - COSHOCTON CO.  
My Commission Expires 2/9/82

### CERTIFICATION OF THE 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 9/31 1979

DATE

Robert L. Kramer  
County Engineer

### CERTIFICATION OF APPROVAL BY HOLMES SOIL AND WATER CONSERVATION DISTRICT

I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as stated or shown hereon.

DATE 9-21 1979

DATE

Harold Long Jr.  
Holmes Soil and Water  
Conservation District

### CERTIFICATION OF THE APPROVAL BY THE COUNTY COMMISSIONERS

I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

DATE Oct 1 1979

DATE

Warren Massie  
Chairman, County Commissioners

### CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Holmes County Regional Planning Commission and that the monuments have been placed as shown hereon.

DATE 9/12 1979

DATE

James V. Gute  
James V. Gute  
Registered Surveyor No. 5935  
Registered Engineer No. 37405

### CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water supply and sewage disposal utility systems installed, or proposed for installation, in the subdivision plat entitled: Golden Valley Estates Subdivision, 1st Addition fully meet the requirements of Holmes County Board of Health and the Ohio State Health Department, and are hereby approved as shown.

DATE October 1 1979

DATE

James V. Gute  
County Health Commissioner

### 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 Oct 3 1979

DATE

James V. Gute  
Chairman, Regional Planning  
Commission

120200

RECORDED December 21<sup>st</sup> 1979  
AT 10:30 O'CLOCK A.M.  
RECORDED December 21<sup>st</sup> 1979  
HOLMES CO. PLAT VOL. 9 PG. 54  
FEE: \$ 6.<sup>00</sup>  
Robert Kramer RECORDER  
16 1/4 x 21 1/4 x 2

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

THE COSHOCTON LAND SURVEYING SERVICE

James V. Gute  
REGISTERED SURVEYOR 5935  
REGISTERED ENGINEER 37405

- ⊗ - SET R.R. SPIKE
- ⊗ - FND. R.R. SPIKE
- - SET CONC. MON
- - FND. CONC. MON
- - SET IRON PIN
- - FOUND IRON PIN
- - FOUND STONE
- ▲ - SET P.K. NAIL
- △ - FOUND P.K. NAIL
- - CORNER POST

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE \$ None

EXEMPT Plat Consent

DARRELL CONKLE, County Auditor

12/21/79

BRUNING 40-21 38975