



REGULATIONS FOR LOTS 1 THRU 20 INCLUSIVE

1. Said premises shall be used solely and exclusively for single-family residence purposes only.
2. There shall be erected no multiple-dwelling type buildings, nor shall any single-family type residence be thereafter remodeled into a dwelling containing two or more apartments. Upon each lot there shall be erected no more than one such single-family residence. Grantees accept notice that the premises herein conveyed are a part of an allotment, other lots in which are subject to similar restrictive covenants in a general plan to maintain residential standards of all lots.
3. Each single family residence dwellinghouse constructed shall occupy a minimum of 900 square feet up on said lot.
4. No part of such dwelling house shall be erected, placed or suffered to remain on said premises within 40 feet of the street or highway on which said premises front, nor 30 feet on side streets, nor within 6 feet of either side line of said premises.
5. No barn or stable and/or no billboard, sign, or advertising device of any kind other than a "for sale" sign, shall be erected, placed or suffer to remain on said premises.
6. No garage or carport shall be erected, placed or suffered to remain on said premises within 40 feet of the street or highway which said premises front, nor 30 feet on side street, without the written consent of the owner thereof, within 6 feet of the side line of any contiguous premises. The garage or carport constructed on said premises shall be constructed of the same material as the house to which it belongs and shall be attached to the main structure located upon said premises.
7. Each lot shall have constructed thereon a driveway leading from the street or highway to and upon said premises and said driveway shall be of sufficient entry upon the land to permit and provide for off street parking of motor vehicles.
8. No intoxicating liquor shall be manufactured or 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.
10. No portion of said premises within 40 feet of the street or highway on which said premises front shall be used for any purpose other than that of lawn; provided, however, this covenant shall not be construed to prohibit walk, driveways, trees, shrubbery, ornamental plants, flowers, statuary, fountains, and similar ornamentations, but no vegetables or grains shall be grown or suffered to remain thereon. No weeds, underbrush or unsightly objects of any kind shall be placed or suffered to remain upon any part of said premises.
11. No dog kennel shall be maintained and no chickens or other fowl or livestock of any kind, shall be kept or harbored on the land hereby conveyed.
12. No exterior surface area or surface shall be of block construction.
13. No permanent basement house shall be constructed upon said premises or be located upon said premises at any time.
14. The exterior area and surface of all construction located upon said premises shall be completed within one year after the construction of said structure is commenced.
15. No mobile home or house trailer or both shall be located upon said premises or constructed upon said premises or assembled upon said premises at any time.
16. No beer or wine shall be manufactured or sold on said premises.

OWNER'S ACKNOWLEDGMENT

Know all men by these presence, that we, Leland Barnhart and Olus Barnhart, President and Secretary-Treasurer, of The Eastland Development Company Incorporated, a corporation organized under the laws of the State of Ohio, which company is the owner of the lands comprising said Subdivision, do hereby acknowledge the laying out of this subdivision to be our own free act and deed, and do hereby dedicate the streets indicated thereon to public use forever.

Witness our hands this _____ day of _____, 1969.

Executed in the presence of: _____
 _____ President
 _____ Sec.-Treas.

I, _____, Notary Public in and for said County of _____, State of _____, personally appeared the above named Leland Barnhart and Olus Barnhart, president and secretary-treasurer of The Eastland Development Company Incorporated, and acknowledged the signing of the foregoing instrument to be their free act and deed for the purposes and uses therein named.

In testimony whereof, I hereunto set my hand and seal this _____ day of _____, 1969.

507°14'05"E 412.5' from the S.W. corner of S.E. 1/4 Sec. 11, T9, R7.

SURVEYOR'S CERTIFICATE
 I, Robert Lee Kasner, Registered Surveyor No. 5193, State of Ohio, do hereby certify this plat to be a correct return of field notes of a survey prepared for The Eastland Development Company Incorporated and that all markers and monuments were placed in accordance with the Resolution established in such matters by the Board of County Commissioner of Holmes County, State of Ohio.
 Dated this 7 day of Feb. 1969.
 Robert Lee Kasner

RECORD
 Received for record _____ at _____
 Recorded _____ in Plat Book _____ on Page 133.
 Fee: _____
 _____ County Recorder.

TRANSFER
 Received for transfer and transferred this _____ day of _____, 1969.
 Fee: _____
 _____ County Auditor.

BOARD OF HEALTH CERTIFICATION
 I, _____, Health Commissioner of Holmes County, Ohio, hereby certify that I have examined said plat and find that the same fully complies with all rules and regulations established by the Board of Health of Holmes County, Ohio, pertaining to subdivision of lands residential requirements.
 Date: _____
 _____ Health Commissioner.

BOARD ACCEPTANCE
 This Plat was duly accepted and approved by resolution of the Board of County Commissioners on this 4th day of _____, 1969.
 See Journal Volume _____ on Page 30A.
 _____ Pres. Clerk

Total acreage in tract in Sec. 11 & 15	62.52 Acres
Lots 1 thru 20 inclusive in Sec. 11 & 15	23.83
Streets in tract in Sec. 11 & 15	4.07
Residue	34.62 Acres

THE EASTLAND DEVELOPMENT COMPANY INC.

MOUNTAIN TOP ACRES

Situated in Hardy Township, County of Holmes, and State of Ohio. Known as and being part of the Southeast Quarter of Section Eleven (11) and part of the fractional part of the South Half of Section Fifteen (15) in Township Nine (9) and Range Six (6) & Seven (7).

