

**RESTRICTIVE COVENANTS**

1. EACH LOT IN THIS SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL & COMMERCIAL PURPOSES. A GARAGE TO HOUSE A MINIMUM OF TWO (2) VEHICLES SHALL BE ATTACHED TO THE DWELLING HOUSE, AND SAID GARAGE DOORS SHALL NOT FACE CO. RD. 203.
2. THE DEVELOPER, OR HIS/HER SUCCESSOR, RESERVE THE RIGHT TO APPROVE THE EXTERIOR DESIGN AND PLAN OF THE HOUSE AND THE SITE LOCATION OF THE STRUCTURE ON THE LOT. ALL PLANS, SPECIFICATIONS AND DRAWINGS FOR STRUCTURES SHALL HAVE THE WRITTEN APPROVAL OF THE DEVELOPER PRIOR TO COMMENCING CONSTRUCTION.
3. THE DWELLING HOUSE OR GARAGE ERECTED ON ANY LOT HEREIN SHALL NOT BE CONSTRUCTED OF CONCRETE BLOCK, PAURED CONCRETE OR ANY OTHER COMMON BUILDING OR MASONRY TILE ABOVE THE BASEMENT LEVEL. THIS RESTRICTION IS NOT INTENDED TO PRECLUDE A BRICK OR STONE VENEER.
4. NO LOT PLATED HEREIN SHALL BE USED FOR ANY PURPOSE OR IN SUCH A WAY WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE PEACEFUL OCCUPANCY OF AN ADJACENT OR NEIGHBORING PREMISES.
5. NO MOTOR VEHICLE WHICH DOES NOT BEAR A CURRENT LICENSE PLATE SHALL BE ALLOWED TO REMAIN OUTSIDE OF A COMPLETELY ENCLOSED GARAGE ON THE PREMISES.
6. A STORAGE BUILDING SHALL BE PERMITTED ON THE LOT ON THE CONDITION THAT THE STRUCTURE IS PERMANENT, AND THE STRUCTURE SHALL BE COMPATIBLE WITH THE ARCHITECTURAL DESIGN OF THE DWELLING HOUSE. THE STORAGE FACILITY SHALL NOT BE SITUATED ON THE LOT BETWEEN THE DWELLING HOUSE AND CO. RD. 203. THE STORAGE BUILDING PLANS MUST HAVE THE APPROVAL OF THE DEVELOPER.
7. THERE SHALL BE NO FENCING OF ANY KIND ANYWHERE ON THE LOT BETWEEN THE DWELLING HOUSE AND CO. RD. 203. ANY FENCING IN REAR OF LOTS SHALL HAVE PLAN APPROVAL BY THE DEVELOPER.
8. THE DRIVEWAY MUST BE HARD SURFACED NO LATER THAN TWO (2) YEARS FROM THE DATE IN WHICH THE DWELLING HOUSE IS COMPLETED.

**HEIDELBERG MANOR ESTATES NO. 2**

AT GILEAD'S BALM

BERLIN TOWNSHIP  
1ST. QTR. LOT 13  
T-9N; R-6W  
HOLMES COUNTY, OHIO

GRANTOR:

KATHLEEN TORRENCE  
5734 Co. Rd. 203  
MILLERSBURG, OHIO 44654  
PH. (330) 674-2632  
Deed Vol. 268 PAGE 47 & DEED VOL. 275 PAGE 791.

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.  
*Kathleen Torrence* 11-11-96  
*Donald Torrence* 11-25-96  
BERNARD TORRENCE DATE

CERTIFICATE 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: HEIDELBERG MANOR ESTATES NO. 2 fully meet the requirements of the Holmes County Board of Health and the Ohio State Health Department, and are hereby approved as shown.

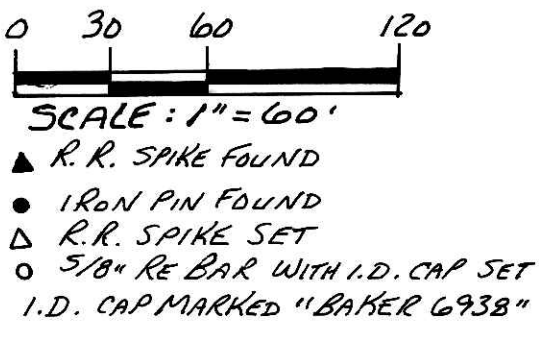
12-12-96  
Date *[Signature]*  
County Health Commissioner

CERTIFICATE OF APPROVAL BY THE 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.

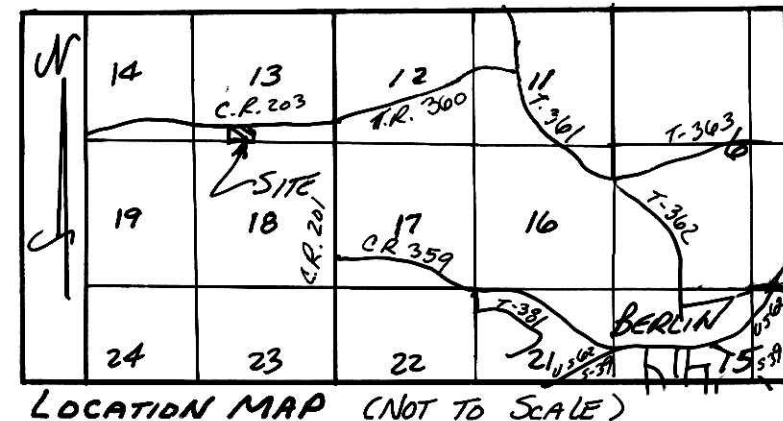
12-18-96  
Date *[Signature]*  
Holmes Soil and Conservation District

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS  
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

12-23-96  
Date *[Signature]*  
Chairman, County Commissioners



- REFERENCES:  
DEED VOL. 217 PAGE 30  
" " 268 " 47  
" " 246 " 257  
PLAT VOL. 8 PAGE 194  
" " 12 " 76



(SURVEYED FOR: BERNIE TORRENCE)

9600004935  
HOLMES COUNTY, OH  
RECORDED AT 10:48 AM  
12-30-96  
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NOTE: IF A BUYER WOULD BUY MORE THAN ONE LOT AND WISH TO BUILD ON THE COMBINED LOTS, ALL INTERIOR BUILDING SETBACK LINES WILL BE NULL AND VOID.

CERTIFICATE 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.  
12/19/96  
Date *[Signature]*  
County Engineer

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 printed 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.  
12-23-96  
Date *[Signature]*  
Holmes Regional Planning Comm.

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 Co. Regional Planning Commission and that the monuments have been placed as shown hereon.  
9-25-96  
Date *[Signature]*  
Donald C. Baker P.S. 6938

Prepared By:  
Donald C. Baker Surveying  
5958 T.R. 322  
Millersburg, OH 44654  
Ph. (330) 674-4788

For erosion control, the landowner will follow the Ohio Technical Standard and Specifications Critical Area Planting #342 Guidelines. A copy of this Technical Standards and Specifications Guide is available at the Holmes Soil and Water Conservation District, 62 West Clinton Street, Millersburg, OH 44654



9600004935  
LAUREL HINES ATTY  
MILLERSBURG,  
58096-MD

12-30-96  
*[Signature]*

