

PROTECTIVE COVENANTS

1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, PLACED OR PERMITTED TO REMAIN ON ANY LOT WHICH DO NOT CONFORM TO THE APPLICABLE ZONING RESTRICTIONS.
2. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL BUILDING SITES.
3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. ALL BUILDINGS SHALL PROVIDE YARD SPACE AS REQUIRED BY THE APPLICABLE ZONING RESTRICTIONS.
4. NO TENT, TRAILER, BASEMENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THIS SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL A STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
5. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. NO FENCE, WALL, HEDGE OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.
7. NO SIGN OR BILLBOARD SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION, EXCEPT A PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, "FOR SALE," OR "FOR RENT" SIGNS AND ADVERTISING SIGNS DURING THE CONSTRUCTION OR SALES PERIOD.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
9. DRAINAGE CHANNELS, SWALES AND SLOPES IN THIS SUBDIVISION HAVE BEEN ESTABLISHED FOR THE CONVEYANCE OF SURFACE DRAINAGE TO PUBLIC STREETS OR STORM SEWER AND SHALL BE MAINTAINED CONTINUOUSLY FOR SUCH PURPOSES BY THE LOT OWNERS. NO MATERIALS SHALL BE REMOVED FROM OR PLACED UPON ANY LOT WHICH OBSTRUCTS, RETARDS, OR CHANGES THE DIRECTION OF THE FLOW OF WATER THROUGH THESE DRAINAGE CHANNELS OR SWALES.
10. NO TRUCKS OVER ONE (1) TON CAPACITY SHALL AT ANYTIME BE PARKED IN THIS SUBDIVISION, EXCEPT IN AN ENCLOSED GARAGE. TRUCKS MAKING SERVICE OR DELIVERY CALLS ARE HEREBY EXCLUDED FROM THIS RESTRICTION.
11. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1ST, 2011, AT WHICH TIME SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
12. THESE COVENANTS SHALL BE ENFORCEABLE BY INJUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

PLANNING COMMISSION APPROVAL

UNDER AUTHORITY PROVIDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO AND ORDINANCES ADOPTED BY COUNCIL OF THE CITY OF WILMINGTON, OHIO THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:
 APPROVED BY THE CITY PLANNING COMMISSION AT A MEETING HELD
SEPTEMBER 26 1995.

Charles E. Grump
 CHAIRMAN

Neve Storer (by Pmt)
 SECRETARY

ENGINEERS APPROVAL

I HAVE CHECKED THIS PLAT, FIND THE BEARINGS AND DISTANCES PLAT SATISFACTORILY, AND FIND NO CONFLICT WITH CITY SUBDIVISION REGULATIONS.

Robert W. Holmes
 CITY ENGINEER
 DATE 9-25-95

RECEIVED #38768 FOR RECORD
 Recorded: Oct. 17
 Book No. 7 Page: 60-B
 95 OCT 17 PM 2:39
 Fee: \$20.00
 SANDRA K. WILT
 Recorder
 Clinton County, Ohio

Volume: 26 Page: 143
 Clinton County Engineers
 Record of Land Surveys
 File Date: 10-18-1995
 Scale: 50'
 Deed Reference Vol: 8

DEDICATION & CERTIFICATION

WE THE UNDERSIGNED, BEING THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND DO HEREBY AGREE THAT WE WILL ABIDE BY ALL REQUIREMENTS OF THE CITY STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF WILMINGTON, OHIO. THIS SUBDIVISION, TO BE KNOWN AS LAKEWOOD SUBDIVISION, SEC. 9, PHASE 3, SHALL BE AN ADDITION TO THE CITY OF WILMINGTON, OHIO AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN AND NOT HERETO DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

ALL EASEMENTS SHOWN ON THE WITHIN PLAT ARE HEREBY RESERVED TO THE USE OF PRIVATE OR PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER AND DRAINAGE, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO STRUCTURES SHALL BE PLACED WITHIN AN EASEMENT AND ANY TREES, FLOWERS OR OTHER OBJECTS UPON THE EASEMENT ARE PLACED THERE AT THE PROPERTY OWNER'S RISK.

AFTER CONSTRUCTION AND GRADING IS COMPLETED, MONUMENTS SHALL BE PLACED ON ALL CORNERS WHERE THEY DO NOT EXIST AT THAT TIME. WILMINGTON LAND DEVELOPMENT CO.

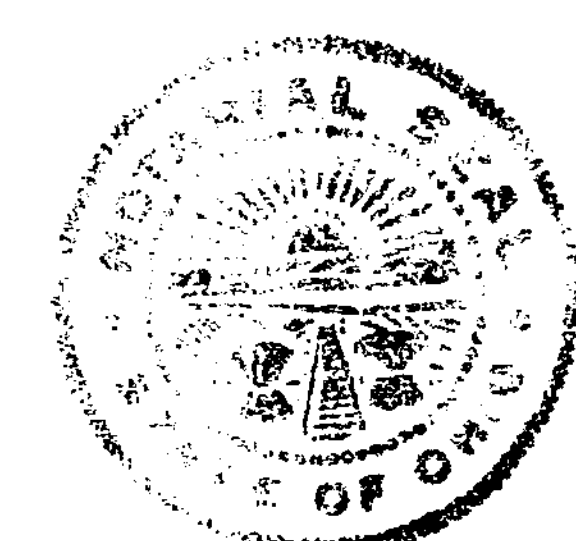
Raymond A. Jergens
 WITNESS
Raymond A. Jergens
 RAYMOND A. JERGENS
Robert J. Doolin
 WITNESS
Wally Sordingt
 WITNESS

STATE OF OHIO, SS

BE IT REMEMBERED THAT ON THIS 28TH DAY OF SEPTEMBER 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY CAME WILMINGTON LAND DEVELOPMENT CO. BY RAYMOND A. JERGENS, PARTNER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Charles E. Grump
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 MY COMMISSION EXPIRES



STATE OF OHIO, SS

RAYMOND A. JERGENS, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

Raymond A. Jergens

SWORN TO AND SIGNED IN MY PRESENCE ON THIS 28TH DAY OF SEPTEMBER 1995.

Charles E. Grump

NOTARY PUBLIC IN AND FOR SAID STATE



LAKWOOD NINE PHASE 3

THIS INSTRUMENT PREPARED BY NORFLEET, BROWN & PETKEWICZ CIVIL ENGINEERS & SURVEYORS		
228 BYERS ROAD MIAMISBURG, OH. 45342 (513) 847-2913		
SCALE	DRAWN <u>NB</u>	CHK'D. <u>WCP</u>
DATE <u>MAY, 1995</u>	JOB NO. <u>90-1711</u>	