

PROTECTIVE COVENANTS AND RESTRICTIONS

1) Lots shown hereon are to be used solely and exclusively for single family private residence purposes. No buildings or structures or any additions thereto or any alterations thereof shall be erected, reconstructed, placed or suffered to remain upon the lots unless nor until the architect therefor and the size, location, type, cost, use, the materials of construction thereof the color scheme therefore, the grading plan of the lot, including the grade elevations of said buildings and structures, the plat plan showing the proposed location of said buildings and structures upon said premises and the plans, specifications and details of said buildings and structures shall have been approved in writing by the developer and a true copy of said plans specifications and details shall have been lodged permanently with the developer, and no buildings or structures except such as conform to said plans, specifications and details shall be erected, reconstructed or suffered to remain upon said premises.

2) The front elevation and the front t and the main entrances of the dwelling house shall be towards the principal highway, as designated by the developer, upon which said premises abut, nor shall said dwelling house be erected, placed or suffered to remain upon said premises within 30 feet of the side lines of any of the adjoining property, nor within the minimum building setback line shown hereon. Lot #1 should face the intersection of State Route 22 & 3 and Ellis Run Road.

3) The lots shown hereon shall be used and occupied solely and exclusively by a single family and not more than one dwelling house shall be erected or suffered to remain upon said premises not to exceed three (3) stories in height, exclusive of basement and a private garage for not less than two (2) cars nor more than four (4) cars, attached to the residence, unless otherwise approved in writing by the developer. The total living space of any such dwelling house shall be not less than 1800 square feet for a one-story dwelling and lot less than 2000 square feet for a dwelling in excess of one story.

4) No outbuildings not for the exclusive use of the family occupying the lot shall be erected, placed or suffered to remain upon said lot, nor shall said outbuildings be erected, placed or suffered to remain upon said lot nearer to the sidelines of any adjoining property or highways than the respective building lines herein before provided in respect to said dwelling house.

5) No aboveground swimming pools shall be permitted on the lots. In-Ground swimming pools and tennis courts are permitted but shall be placed to the rear of the dwelling house within the building setback lines.

6) The lots shown hereon, excluding Lot #7, shall not be further subdivided, except that transfers to an adjoining owner are not prohibited so long as the construction of an additional dwelling house is not occasioned thereby.

7) The developer reserves easements and right-of-ways for the installation and maintenance of telephone and electric poles, lines or conduits, and/or sewers and conduits for storm water and sanitary purposes, gas and/or water mains, or for any other similar facility deemed convenient or necessary be the developer for the service of the premises hereby conveyed and for adjoining and adjacent property. The developer further reserves the right assign the use of said easements and right-of-way to any person, firm or corporation furnishing any one or more of the aforesaid facilities.

8) No camping trailer, recreational vehicle, tent, garage, or other out building erected on the premises shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.

9) No debris, junk, inoperable motor vehicles or machinery, house trailers, modulars or doublewides shall be kept or allowed on the lots. Boats, camping trailers, trucks, recreational vehicles, buses and like property must be kept behind the dwelling house and out of view from the roadway and adjoining properties.

10) No satellite dish antennas larger than two (2) feet shall be permitted without the written approval of the developer, including the location.

11) No animals, Livestock or poultry of any kind shall be raised, bred or kept on the premises except domestic dogs, cats, and other household pets, provided they are not kept, bred or maintained for commercial purposes. Two dogs or two cats, or a combination of both are the maximum allowable.

12) No noxious or offensive trade or activities shall be carried on upon the premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the occupants of neighboring properties.

13) No lakes or ponds may be constructed or established on the premises without the developers written approval.

14) The exterior finish of all homes and outbuildings to be built at West Fork Estates will consist of masonry veneer, or a natural wood product. No aluminum or vinyl siding will be permitted without the written approval of the developer.

15) All driveways will be constructed of either concrete, asphalt or brick paver type material crushed stone (gravel) driveways will not be permitted as a finished product. No chain link fence will be permitted.

16) The covenants and restrictions herein above enumerated are for the benefit of the owners of all lots in the subdivision to be hereafter known as West Fork Estates and shall run with the land until June 1st, 2012, at which time the same shall be automatically extended for successive periods of ten years, unless by vote of the majority of the then lot owners of said West Fork Estates Subdivision the same shall be terminated or changed in whole or in part.

17) In the event that any person violates, or attempts to violate, any of the covenants and restrictions herein above enumerated, any lot owner in said West Fork Estates Subdivision shall have the right to prosecute any proceedings at law or in equity against such person or persons, either to enjoin such violation or to recover damages for the same.

18) Invalidation of any of the covenants and restrictions herein above enumerated by judgment or order shall not affect the validity of the remaining covenants and restrictions.

19) The lot owners further agree to allow the developers to place and maintain on the premises, without fee, a marker or monument identifying said West Fork Estates Subdivision.

EASEMENT STATEMENT

EASEMENT SHOW ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES 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 PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE STATEMENT

THE CLINTON COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

DEDICATION CERTIFICATION

We, the undersigned, Kevin Ellis, and Mary Ellis are 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 and specifications of Clinton County, Ohio. All easements shown as a part of this plat are dedicated to the use of private utilities (i.e. cable, telephone and gas) or public utilities for the installation, maintenance and replacement of utility lines and appurtenances, any and all water and sewer lines and their appurtenances and any lift stations which may be located 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 lot corners where they do not exist at that time. In witness whereof Kevin Ellis, & Mary Ellis has set his hand this 24 day of June, 2002.

Witnesses: Kevin Ellis  
Mary Ellis

STATE OF OHIO, COUNTY OF CLINTON, SS

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Kevin Ellis, & Mary Ellis, who acknowledges the signing and execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed by Official Seal this 24 day of June, 2002.  
My commission expires: Jan. 30, 2004 Robert Hermann  
Notary Public, State of Ohio

RECEIVED FOR RECORD  
RECORDED: September 4, 2002  
BOOK NO. 8 PAGE NO. 104 B  
FEE: \$ 20.00  
SANDRA K. WILT  
Recorder  
Clinton County, OH

CLINTON COUNTY REGIONAL PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THIS 16th DAY OF July, 2002.  
[Signature]  
EXECUTIVE DIRECTOR

COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CLINTON COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS 26 DAY OF August, 2002.

COUNTY COMMISSIONERS:  
[Signature]  
[Signature]  
[Signature]

COUNTY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS 7th DAY OF August, 2002.

[Signature]  
COUNTY ENGINEER

CLINTON COUNTY HEALTH DISTRICT

I HEREBY APPROVE THIS PLAT ON THIS 7 DAY OF August, 2002.

[Signature]  
CLINTON COUNTY HEALTH COMMISSIONER

CLINTON COUNTY RURAL ZONING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 7 DAY OF Aug., 2002.

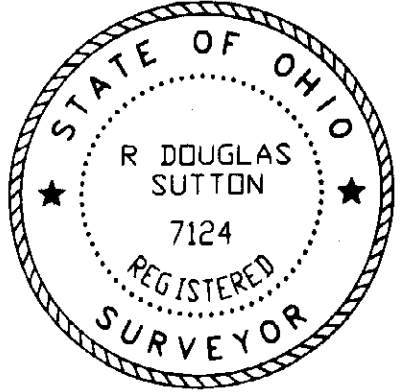
[Signature]  
CLINTON COUNTY ZONING DEPARTMENT

SURVEYOR CERTIFICATION

I, R. Douglas Sutton, hereby certify that I am a professional surveyor, licensed in compliance with the laws of the State of Ohio, and that this plat correctly represents a field survey conducted under my direction, and that all monuments shown found or set are as shown. All curved distances are measured along the arc.

[Signature] 6/24/02  
R. DOUGLAS SUTTON  
OHIO PROFESSIONAL SURVEYOR NO. 7124  
DATE:

MINOR SUBDIVISION APPROVAL  
Meets State Minimum Survey Requirements  
Engineers Map Code: 1-4-02  
[Signature]  
Map and Driveway Approval  
County Engineer's Date: 7-4-02  
[Signature]



Clinco & Sutton  
SURVEYORS

61 SOUTH MULBERRY ST.  
WILMINGTON, OH 45177

JOB NO. D/2001/01105  
DRWG NO. 01105  
DATE: JUNE, 2002