

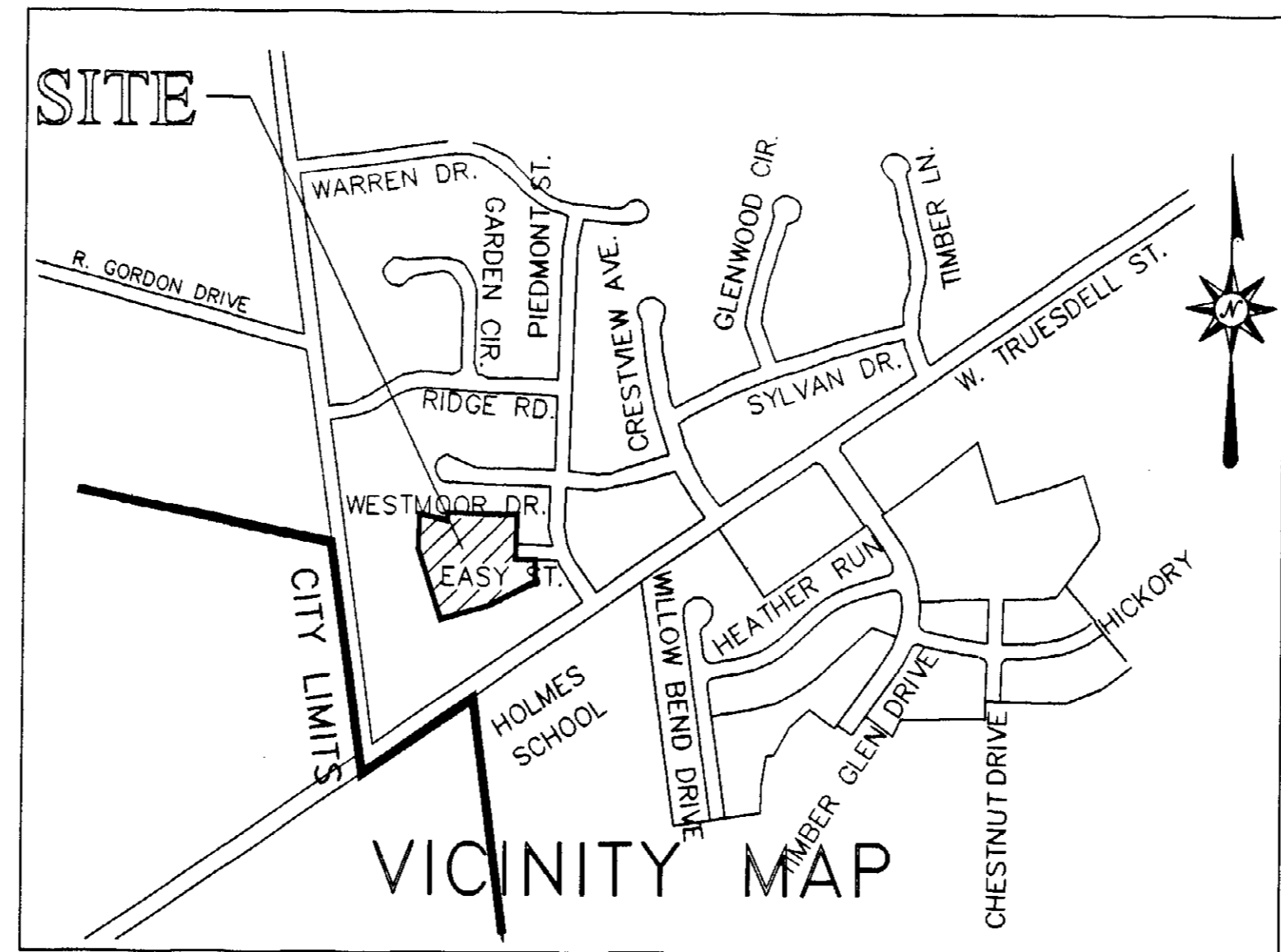
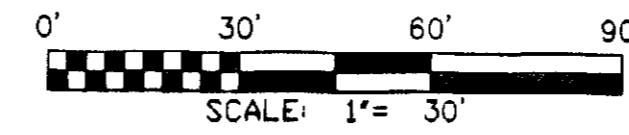
Protective Covenants And Restrictions

- These covenants and restrictions are for the benefit of all the lot owners and are to run with the land and shall be binding upon all parties and all persons claiming under them until January, 2025, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a majority vote of the then owners of the lots it is agreed to change said covenants in whole or in part.
- Each lot shall be used only for residential purposes. No building shall be erected, altered, placed or be permitted to remain on any lot other than one detached multi-family dwelling with a private garage for no less than one (1) car but not more than three (3) cars, which is to be attached to the principal dwelling. No mobile homes or double-wide sectional homes will be permitted. No structures of a temporary nature shall be used as a residence.
- No lot shall hereafter be subdivided into parcels for additional building sites.
- The finished floor area of the main dwelling structure, exclusive of open porches, garages, or steps shall be not less than twelve hundred (1200) square feet for a one story structure, not less than one thousand (1000) square feet for a one and one-half story, and not less than twelve hundred (1200) for a two story or a bi-level structure. Contemporary designs having a lesser floor area than the above stated, however, may be approved if said design shall have a volume comparable to the above stated.
- 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 space as required by the applicable zoning restrictions.
- Underground and log structures are prohibited.
- No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street than the minimum building setback.
- No sign or billboard shall be erected on any lot in this subdivision except a professional sign such as "For Sale" or "For Rent" signs, of not more than two (3) square feet, or an advertising sign during the construction or sales period.
- No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats and other household pets, provided they are not kept, bred or maintained for commercial purposes.
- No noxious or offensive trade or activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the occupants of any lot.
- Above ground swimming pools are not permitted. Inground pools must be placed within the setback lines of the lot. All pools must have adequate safety fencing.
- No junk or debris, such as discarded or inoperable automobiles, machinery or vehicles, or parts thereof including any waste materials shall be stored on any lot. Currently licensed boats, trailers, recreational vehicles, or other such items must be kept free from public view. No unlicensed vehicles may be stored on lots.
- No satellite dish antennas are permitted without the written consent of the developer, as to the specific location and size. No satellite dish or antennas shall be allowed or front lawn of front of buildings. They shall be located in the rear side of building. Locations should be approved in writing by developer.
- Air conditioning and heat pump equipment shall be located only on the side or rear yards and shall be screened from view. No window air conditioning units shall be permitted.
- Each and every lot and building thereon shall be maintained by the general owner thereof in a reasonable manner in accordance with the general standards of maintenance prevailing throughout the property. All lots, including easement areas, shall be kept free of debris and clutter and shall be kept mowed. This paragraph shall not apply to any lots owned by the declarant or a builder and held for sale. Storage sheds shall resemble living units and should not exceed three hundred (300) square feet. Design and exterior finish shall be approved in writing by developer. One detached building per lot.
- Drainage channels, swales and slopes in this subdivision have been established for the conveyance of surface drainage to the public streets or storm sewers 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 flow of water through these drainage channels or swales.
- No trucks over three-quarter (3/4) ton capacity shall at any time be parked in this subdivision, except in an enclosed garage. Trucks making service or delivery calls are hereby excluded from this restriction. No vehicle shall be worked on in driveways.
- No structures may be constructed on any lot until the builder, the plans and specifications for said structure have been approved in writing by the developers, or a committee named by them, their heirs, successors or assigns. In the event that the declarant or designated committee, fails to approve or disapprove said plans and specifications within ten (10) days after submission, approval will not be required and this article shall be deemed fully complied with. Two (2) sets of plans must be submitted to the developer, with one set returned with initialed approval.
- Concurrent with construction of a building, each lot owner must install a sidewalk along that portion of said lot having curb and gutter. Said sidewalks are to be built in accordance with the location, elevations and specifications supplied by the City of Wilmington. Each lot owner shall construct said sidewalk by December 2005, even though there is no house on said lot.
- These covenants shall be enforceable by injunction and otherwise by the grantor, its successors and assigns. Invalidity 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.
- All lots shall have a minimal landscaping and be maintained to acceptable standards.
- No dwelling shall have more than two (2) animals per household. That means if you have two (2) cats, you cannot have any other pets. Owner of building will decide pets. All pets, cats, or dogs must be chained or fenced. Any continual barking or howling will not be tolerated. Removal of pet may be required, if tenant does not comply. Owners of other lots may take legal action to force compliance.

FINAL PLAT OF EASY ESTATES

MILITARY SURVEY NO. 2471
CITY OF WILMINGTON
CLINTON COUNTY
OHIO

JANUARY, 2003



OWNER & DEVELOPER

MR. ED LOVING & MR. BILL MARINE
50 S. MULBERRY
WILMINGTON, OHIO 45177
(937) 382-0868

BLANKENSHIP & ASSOCIATES
CIVIL ENGINEERS-LAND SURVEYORS
115 W. MAIN STREET
WILMINGTON, OHIO 45177
(937) 382-0704

SURVEYORS RECORD
Book 34 Page 88
4-2-2004

DEDICATION BILLY D. MARINE
WE THE UNDERSIGNED EDWIN N. LOVING, 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 EASY ESTATES, SHALL BE AN ADDITION TO THE CITY OF WILMINGTON, OHIO, AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

ALL EASEMENTS SHOWN AS 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 SAID EASEMENTS ARE ALSO DEDICATED AND CONVEYED TO THE CITY OF WILMINGTON, OHIO. 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 LOT CORNERS WHERE THEY DO NOT EXIST AT THE TIME.

STATE OF OHIO COUNTY OF CLINTON, SS,

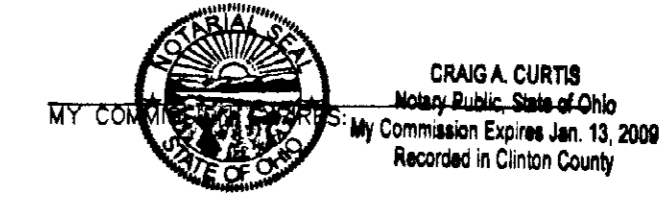
[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
WITNESS
Edwin N. Loving
EDWIN N. LOVING

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED _____, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 31 DAY OF MARCH, 2004.

[Signature]
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF OHIO S. S.
BE IT REMEMBERED THAT ON THIS 31 DAY OF MARCH, 2004, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____ WHO
ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.



[Signature]
NOTARY PUBLIC, STATE OF OHIO

APPROVED BY:

CITY OF WILMINGTON PLANNING COMMISSION

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 City Planning Commission at a meeting held February 25, 2003

[Signature]
Secretary

ENGINEER'S APPROVAL

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

[Signature]
CITY ENGINEER

DATE March 28, 2004

RECEIVED FOR RECORD: April 1, 2004
TIME RECORDED: 9:39 AM
BOOK NO. 8 PAGE NO. 118-A
FEE: \$ 80.00
SANDRA K. WILT
Recorder
Clinton County, OH

APPROVED FOR
MATHEMATICAL ACCURACY
CLINTON COUNTY ENGINEER
Per [Signature]
March 26, 2004

CERTIFICATE OF SURVEYOR

I, M ERNIE BLANKENSHIP, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Ohio, that this plat correctly represents a survey made or supervised by me, and that all monuments shown thereon actually exist at their locations.

[Signature]
M. ERNIE BLANKENSHIP, PE-PS OHIO REG. SUR. NO. 8208 DATE 11-13-03

