

Kensington Park, Section 1

Virginia Military Survey 2564

Vernon Township, Clinton County, Ohio

60 2087 Acres

July, 2005

COUNTY COMMISSIONERS

We the Board of County Commissioners of Clinton County Ohio do hereby approve this plat on this 13th day of September 2005

Commissioners: W. Long, Randy Rley, Warren M Myers
SURVEYORS RECORD
Book 35 Page 204
11 23-05

ACCEPTANCE OF DEDICATIONS

Be it resolved by the Board of County Commissioners of Clinton County Ohio that the dedications shown on this Plat are hereby approved and accepted this 13th day of September 2005

Commissioners: _____

The Clinton County Engineer assumes 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 fence culvert or other material shall be placed or permitted to remain which may obstruct retard or divert the flow through the watercourse.

CLINTON COUNTY REGIONAL PLANNING COMMISSION

This plat was approved by the Clinton County Regional Planning Commission on this 20th day of September 2005

Franklin S. ...
Executive Director

CLINTON COUNTY ZONING INSPECTOR

I hereby approve this plat on this 13th day of September 2005

Clinton County Zoning Inspector

COUNTY ENGINEER

I hereby approve this plat on this 13th day of October 2005

William D. Temple, PE, PS
Clinton County Engineer

COUNTY HEALTH DISTRICT

I hereby approve this plat on this 13th day of October 2005

Clinton County Health Commissioner

COUNTY SANITARY ENGINEER

I hereby approve this plat on this _____ day of _____ 2005

Clinton County Sanitary Engineer

COUNTY AUDITOR

Transferred on this _____ day of _____ 2005

By _____
Deputy County Auditor

COUNTY RECORDER

File No N/A

Received on this 22nd day of November 2005 at 2:26 P.M.

Recorded on this 22nd day of November 2005 at 2:26 P.M.

Recorded in plat book No 8 Page 135 A+B

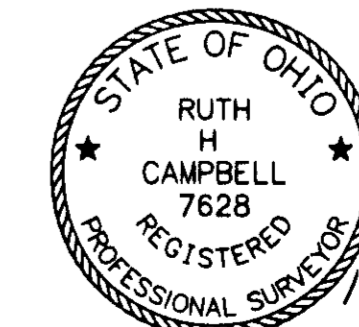
Fee \$160.00

By Brenda G. Huff Sandra L. ...
Deputy Clinton County Recorder

CERTIFICATE OF SURVEYOR

I hereby certify that this map is a true and complete survey made under my supervision in July 2005 and that all monuments and lot corner pins are (or will be) set as shown

APPROVED
Clinton Soil & Water
Conservation District
...



Ruth H. Campbell
Registered Surveyor #7628

DEED REFERENCES

Stated in Virginia Military Survey 2564 Vernon Township Clinton County Ohio containing 60 2087 acres and being part of a 182 7701 acre tract and being the part of same tract as conveyed to Kensington Financial Group LLC and described in the deed recorded in Deed (Official Records) Book 607 Page 451 Clinton County Ohio

OWNER'S CONSENT AND DEDICATION

We the undersigned being all the owners and lien holders of the lands herein platted do hereby voluntarily consent to the execution of the said plat and do dedicate the streets parks or public grounds as shown hereon to the public use forever

Any Public Utility Easements as shown on this plat are for the placement of sidewalks and for the maintenance and repair of streets. This easement and all other easements shown on this plat unless designated for a specific purpose are for the construction operation maintenance repair replacement or removal of water sewer gas electric telephone cable television or other utility lines or services stormwater disposal and for the express privilege of cutting trimming or removing any and all trees or other obstructions within said easement or immediately adjacent thereto to the free use of said easements or adjacent streets and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. No buildings or other structures may be built within said easements nor may the easement area be physically altered so as to (1) reduce clearances of either overhead or underground facilities (2) impair the land support of said facilities (3) impair ability to maintain the facilities or (4) create a hazard

The above public utility easements are for the benefit of all public utility service providers including but not limited to

Dayton Power and Light
Western Water
Sprint

James B. Brandenburg (1) Witness as to 1 & 2
Donald W. Peters (2) Witness as to 1 & 2
Stephen ...
Janet C. Baer
Witness as to 1 & 2

CERTIFICATE OF OWNERSHIP

We James B. Brandenburg and of Donald W. Peters do hereby certify that we are the MEMBER and MEMBER respectively of Kensington Financial Group the owner of the property described in the above caption and that all legally due taxes have been paid and that as such owner we have caused the said above described property to be surveyed and subdivided as shown

CERTIFICATE OF NOTARY PUBLIC

State of Ohio S S
Be it remembered that on this 20th day of September 2005 before me the undersigned a Notary Public in and for said State personally came James B. Brandenburg and Donald W. Peters who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed

In testimony whereof I have set my hand and Seal on the day and date above written



Janet C. Baer
NOTARY PUBLIC State of Ohio
My commission expires 9/22/2007

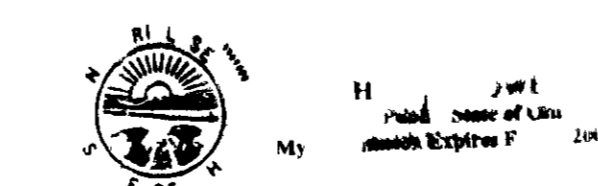
Lien Holders (3) Witness as to 3 & 4
...
First Vice President
People Community Bank
Witness as to 3 & 4

CERTIFICATE OF NOTARY PUBLIC

State of Ohio S S
Be it remembered that on this 30 day of September 2005 before me the undersigned a Notary Public in and for said State personally came Brian L. Schulte and ... who acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed

In testimony whereof I have set my hand and Seal on the day and date above written

Brian L. Schulte
NOTARY PUBLIC State of Ohio
My commission expires 2/16/07



KENSINGTON PARK COVENANTS AND RESTRICTIONS

1. 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 2 2015 AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART

2. IT SHALL BE LAWFUL AS TO ANY PERSONS ENTITIES PARTNERSHIPS CORPORATIONS ESTATES OR TRUST OWNING ANY REAL PROPERTY SITUATED IN KENSINGTON PARK SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS ENTITY PARTNERSHIP CORPORATIONS ESTATE OR TRUST VIOLATING ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR IT FROM SO DOING TO RECOVER DAMAGES OR OTHER DUES FROM SUCH VIOLATION

3. INVALIDATION OF ANY OF THESE COVENANTS BY A COURT ORDER SHALL IN NO WAY EFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT

4. HOUSE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE DEVELOPER BEFORE CONSTRUCTION CAN BEGIN

A. ROOF PITCHES MUST BE 6/12 OR GREATER
B. EACH RESIDENCE MUST HAVE AT LEAST A TWO (2) CAR ATTACHED OR DETACHED GARAGE
C. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO ENSURE THAT NO SEDIMENT LEAVES THE BUILDING SITE

5. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AS A RESIDENTIAL LOT NO STRUCTURE SHALL BE ERRECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED THREE (3) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE GARAGE FOR NOT LESS THEN TWO (2) CARS AND NOT MORE THAN FOUR (4) CARS ATTACHED TO THE RESIDENCE. NO SIGNING CONTAINED WITHIN THESE RESTRICTIONS SHALL PROHIBIT THE ERECTION OF A BARN OR AN OUTBUILDING AS LONG AS SAID BARN OR OUTBUILDING IS IN COMPLIANCE WITH EACH AND EVERY COVENANT AND RESTRICTION CONTAINED HEREIN

6. NO NOXIOUS OR OFFENSIVE TRADES 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

7. NO TRAILER BASEMENT TENT SHACK GARAGE OR OTHER OUTBUILDING AFFECTED IN THIS PLAT 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

8. DEBRIS AND UNUSED MATERIALS SHALL BE REMOVED OR STORED OUT-OF-SIGHT IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED AND OCCUPANCY OBTAINED

9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN TWO (2) FEET SQUARE OR ONE (1) SIGN OF NOT MORE THAN FOUR (4) FEET BY EIGHT (8) FEET ADVERTISING THE PROPERTY FOR SALE USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS OR A PERMANENT ENTRANCE SIGN INSTALLED BY THE DEVELOPERS THIS RESTRICTION SHALL NOT PROHIBIT THE DEVELOPERS FROM INSTALLING SIGNS ADVERTISING THE DEVELOPMENT

10. NO ANIMALS LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED BRED OR KEPT ON ANY LOT EXCEPT DOGS CATS OR OTHER NORMAL HOUSEHOLD PETS PROVIDED THEY ARE NOT KEPT BRED OR MAINTAINED FOR COMMERCIAL PURPOSES ALL OTHER LIVESTOCK IS SPECIFICALLY PROHIBITED IF THE PETS ARE KEPT OUTSIDE THEY SHALL BE CONFINED TO THE BARN OR ANCILLARY BUILDING IN A CONFINED ENCLOSED AREA SANITARY CONDITIONS SHALL BE MAINTAINED AT ALL TIMES

11. THE OWNERS OF ALL BUILDING LOTS WITHIN THE SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS STREAMS AND DITCHES IN SUCH A MANNER AS TO NOT INTERFERE OR HINDER THE NORMAL FLOW OF WATER ALL DRIVEWAYS SHALL HAVE STORM WATER CULVERTS PER CLINTON COUNTY STANDARDS

12. EASEMENTS AS SHOWN ON THE RECORDED PLAT FOR EACH LOT ARE RESERVED FOR UTILITY INSTALLATION MAINTENANCE AND REPAIR AND SURFACE WATER DRAINAGE IMPROVEMENTS MADE ON SUCH AREAS OF EASEMENT BY THE OWNER (S) ARE AT THE RISK OF THE PROPERTY OWNER (S)

13. NO JUNK OR DISCARDED AUTOS MACHINERY OR VEHICLES OR PARTS THEREOF OR ANY WASTE MATERIALS FROM ANY SOURCE SHALL BE STORED OR LEFT ON ANY LOT

14. NO LOT HEREAFTER SHALL BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES

15. ALL SATELLITE DISH ANTENNAS SHALL BE INSTALLED TO THE REAR OF THE DWELLING UNIT SAID ANTENNA SHALL BE PLACED IN SUCH A MANNER SO AS TO BE ARCHITECTURALLY PLEASING TO THE SUBDIVISION AND NOT AN ANNOYANCE OR NUISANCE TO ADJACENT PROPERTY OWNERS

16. LOT OWNERS SHALL KEEP THEIR PREMISES CLEAN AND NEAT THE BUILDINGS SHALL BE WELL MAINTAINED WITH PAINTING AND REMOVAL OF WEEDS AND UNSIGHTLY UNDERBRUSH NO RUBBISH OR REFUSE SHALL BE PLACED DUMPED OR DEPOSITED ON ANY LOT TRASH GARBAGE AND OTHER WASTE SHALL BE KEPT IN A SANITARY CONTAINER AT ALL TIMES

17. EACH LOT SHALL HAVE A MAIL BOX AND POST OR CONTRIBUTE TO THE INSTALLATION OF A CENTRAL MAIL BOX DELIVERY IF REQUESTED BY THE LOCAL AUTHORITIES

18. ANY OUTBUILDINGS CONTEMPLATED BY THESE COVENANTS AND RESTRICTIONS SHALL BE PLACED IN AND BEHIND THE RESIDENTIAL STRUCTURE

19. EMPTY LOTS MUST BE MOWED WHEN VEGETATION REACHES 12 INCHES (ONE FOOT)

20. EACH RESIDENCE SHALL HAVE AN ELECTRIC LIGHT FIXTURE ON A POLE OR POST IN THE FRONT YARD THE POST OR POLE SHALL BE SET BACK 20 FEET FROM THE ROAD EACH FIXTURE SHALL HAVE A PHOTOELECTRIC CELL TO OPERATE FOR THE OUTSIDE ENVIRONMENT THE DESIGN AND LOCATION SHALL BE SUBJECT TO THE APPROVAL OF THE COMMITTEE

REVISIONS

DESIGNED BY: JM	HORIZ SCALE 1 = 100
DATE 7/15/05	VERT SCALE
DWG NO. 1111	DWG. 2 of 3
PROJECT	Kensington Park

WYCO CONSULTING, INC
10 Stadia Drive
Franklin Ohio 45005
937-743-9926

Covenants & Restrictions