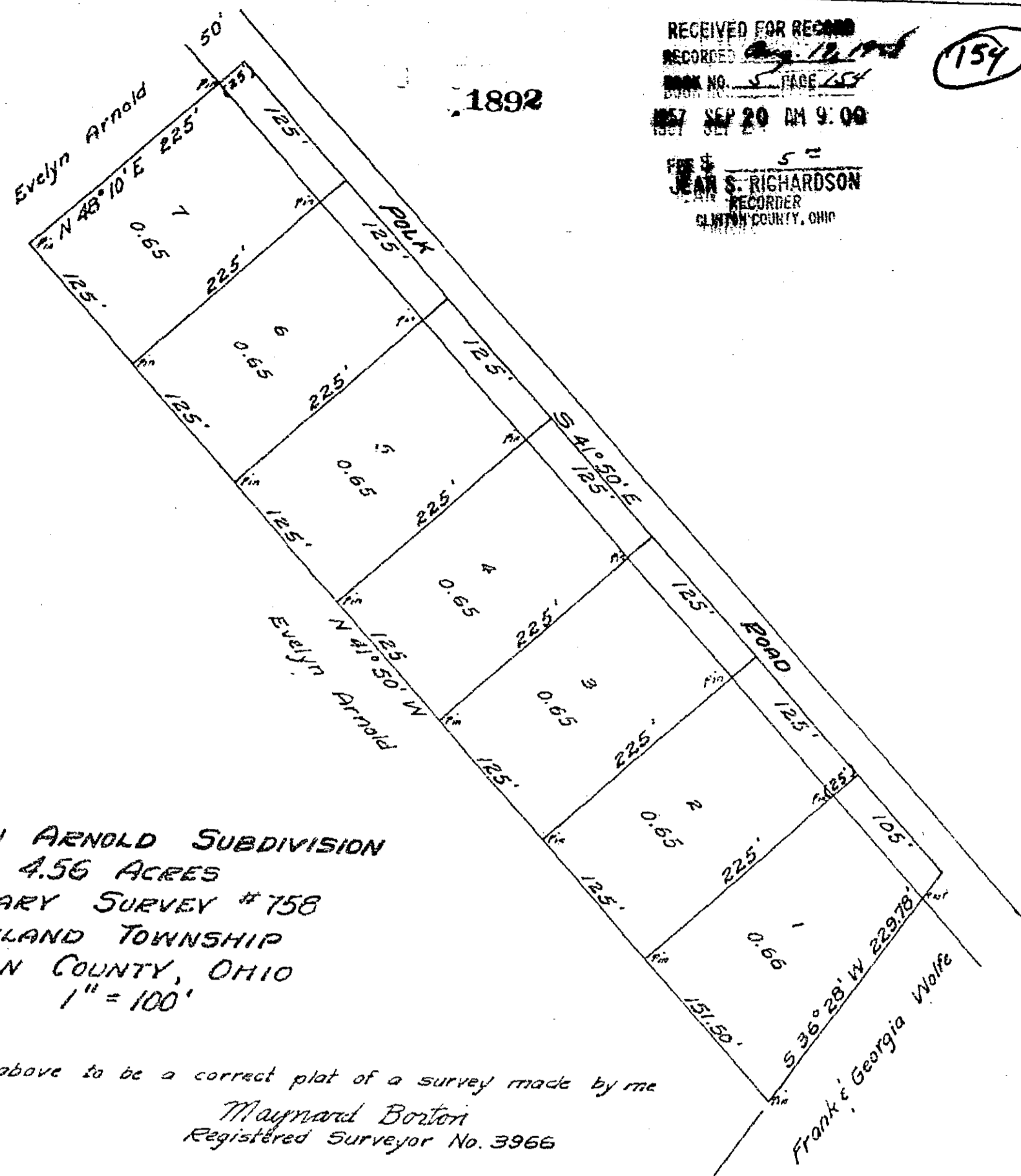


100 C



**EVELYN ARNOLD SUBDIVISION**  
 4.56 ACRES  
 MILITARY SURVEY # 758  
 RICHLAND TOWNSHIP  
 CLINTON COUNTY, OHIO  
 1" = 100'

I hereby certify the above to be a correct plat of a survey made by me  
 on August 10, 1957.  
 Maynard Barton  
 Registered Surveyor No. 3966

I, the undersigned Evelyn Arnold, owner of the real estate shown and described herein, hereby certify that I have laid off, platted and subdivided said real estate in accordance with the within plat, covenants and restrictions.

*Evelyn Arnold*

State of Ohio  
 County of Clinton ss:  
 On this 18 day of September 1957, before me a Notary Public, in and for said State and County, personally appeared Evelyn Arnold, and acknowledged the signing of the within plat, and that such signing was her free and voluntary act and deed for the uses and purposes therein mentioned.  
 In witness whereof I have hereunto set my hand and affixed my official seal on the day and date above written.



*Maynard Barton*  
 Notary Public, Clinton County, Ohio  
 My commission expires May 3, 1960

Received by the Board of Commissioners of Clinton County, Ohio on September 16, 1957.

*Ruby Fisher*  
 Clerk

Approved by the Board of Commissioners of Clinton County, Ohio on September 16, 1957.



*Will H. West*  
*Arthur H. Fisher*  
 Clinton County Commissioners

RECEIVED FOR RECORD  
 RECORDED  
 BOOK NO. 5 PAGE 254  
 1957 SEP 20 AM 9:00  
 52  
 JEAR S. RICHARDSON  
 RECORDER  
 CLINTON COUNTY, OHIO

**COVENANTS & RESTRICTIONS**

As a part of the consideration for the conveyances of the lots in the Evelyn Arnold Subdivision in Richland Township, Clinton County, Ohio, and in consideration of the incorporation of like covenants in any and all conveyances of said lots, all grantees of any of said lots herein, for themselves, their heirs, executors, administrators and assigns, are deemed to covenant and agree to and with their grantors, their heirs and assigns, for the use and benefit of said grantors, their heirs and assigns, and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under any such grantors, their heirs and assigns, to any lot or parcel of land situated in said subdivision, these covenants, restrictions and conditions being pursuant to a common general plan for the development of this subdivision, and being as follows:

1. Said subdivision shall be used exclusively for residence purposes.
2. There shall not be erected, placed or suffered to remain on any premises in said subdivision any building or structure whatever other than one private dwelling house, designed and intended for the occupancy of one family only, with garage and/or other out-buildings appurtenant thereto, and such dwelling house, garage, and/or other out-buildings shall be constructed, erected, placed, located and/or maintained only pursuant to, and in accordance with, all and singular the covenants herein contained and not otherwise.
3. No residence structure (as distinguished from garages and/or other out-buildings appurtenant to residence structures) shall contain less than 1200 square feet of floor space.
4. No building on any premises in said subdivision, exclusive of open porches shall be erected, placed or suffered to remain on any premises within fifty (50) feet of the street or highway on which such premises front, nor within ten (10) feet of either side line of any lot or premises.
5. No fence or wall of any kind for any purpose shall be erected, placed or suffered to remain on any premises in said subdivision, within ten (10) feet of the street or highway on which said premises front.
6. No barn or stable and/or billboard, sign, or advertising device of any kind other than a "for sale" or "for rent" sign, shall be erected, placed or suffered to remain on any premises in said subdivision.
7. No premises in said subdivision shall be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.
8. No outside toilet facilities shall be permitted in said subdivision, inside toilet facilities only with their necessary appurtenances, shall be permitted.
9. No premises in said subdivision shall be used for boarding house, rooming house, fraternity house, sorority house, boarding school, hotel, apartment, motel, school, hospital, sanitarium or dance hall purposes, or for any other purpose whatsoever than private residence purposes. The intent of this covenant is that said premises shall be used exclusively for private residence purposes, and for no other purpose whatsoever whether of the kind specified in this paragraph or otherwise, the enumeration herein of certain prohibited uses of said premises being in addition to, and not exclusive of, any use thereof other than for purely private residence purposes.
10. The grantors herein reserves for themselves, their heirs, executors, administrators, assigns or successors in title, the right to enter upon any premises in said subdivision to repair or replace a farm drain tile running across and through said subdivision.