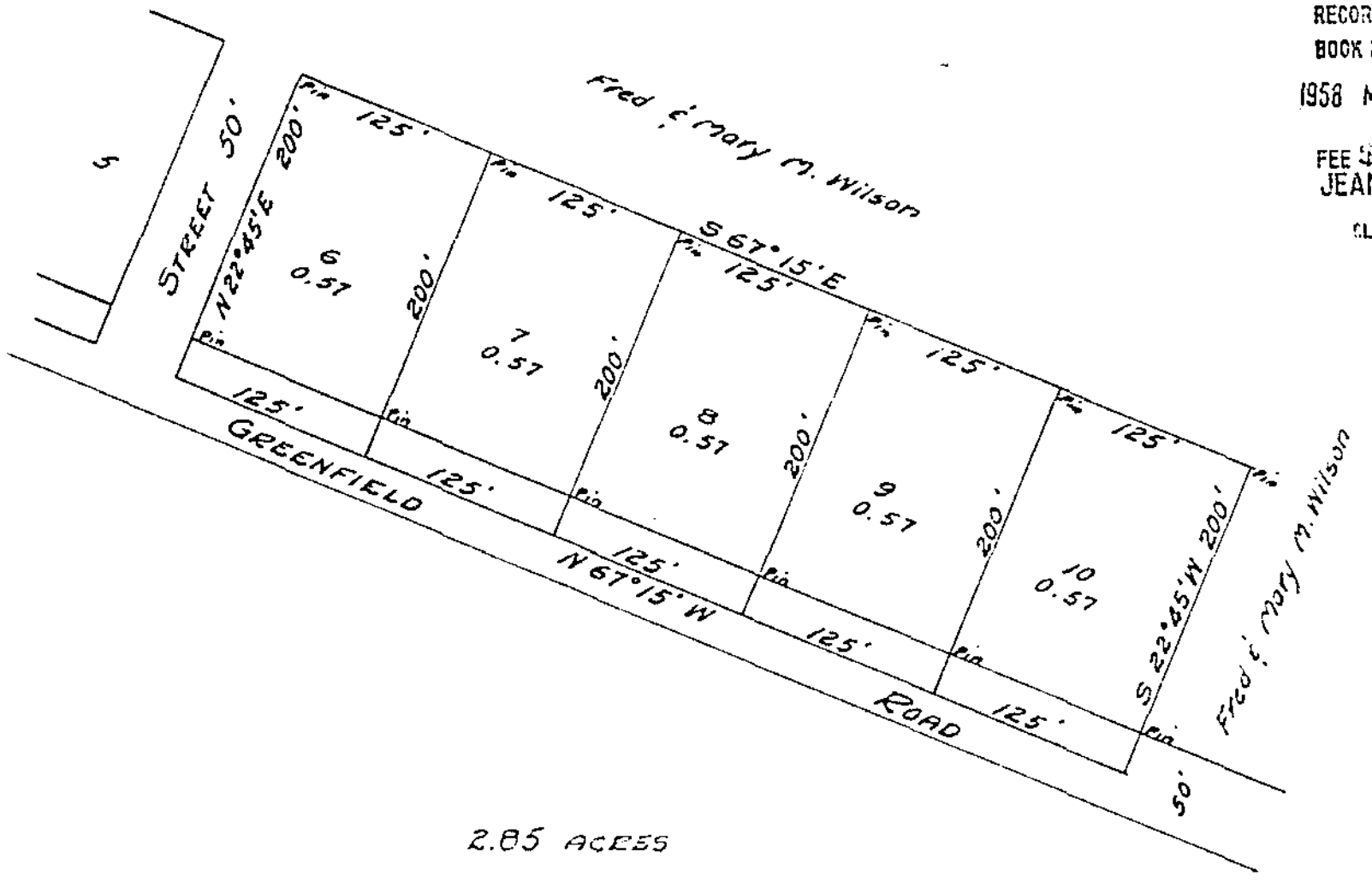


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RECEIVED FOR RECORD
RECORDED Aug 19, 1958
BOOK NO. 57 PAGE 181
1958 MAR 31 PM 2:13

FEE \$ 5.00
JEAN S. RICHARDSON
RECORDER
CLINTON COUNTY, OHIO

COVENANTS & RESTRICTIONS



2.85 ACRES

FRED & MARY M. WILSON'S 2ND SUBDIVISION
MILITARY SURVEY #837
RICHLAND TOWNSHIP
CLINTON COUNTY, OHIO
1" = 100'

As a part of the consideration for the conveyances of the lots in the Fred and Mary M. Wilson Subdivision No. 2, of lands 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 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 of 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 being 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. Any construction on any premises within this subdivision shall be completed within one year from the date such construction is started.

I hereby certify the above to be a correct plat of a survey made by me on March 22, 1958.
Maurand Boston
Registered Surveyor No. 3966

We the undersigned Fred Wilson and Mary M. Wilson, owners of the real estate shown and described herein, hereby certify that we have laid off, platted and subdivided said real estate in accordance with the within plat, covenants and restrictions. The fifty (50) foot street shown on the above plat is not intended to be dedicated, and is not dedicated to the public at this time, and approval of this plat does not constitute acceptance of said street.

Fred Wilson
Mary M. Wilson

State of Ohio
County of Clinton ss:
On this 31st day of March 1958, before me a Notary Public, in and for said County and State, personally appeared Fred Wilson and Mary M. Wilson, and each separately and severally acknowledged the signing of the within plat to be their 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.

Orlando W. Hunt
Notary Public
My Commission expires 12-1-1960
ORLANDO W. HUNT, Notary Public
Commission Expires Dec 1, 1960

Received by the Board of Commissioners of Clinton County, Ohio on March 28, 1958.

Ruby Miller
Clerk

Approved by the Board of Commissioners of Clinton County, Ohio on March 28, 1958.

Arthur H. Fisher
James E. Johnson
Wm. W. P. West
Clinton County Commissioners