

# WARREN KNOLLS SUBDIVISION SECTION FOUR

DEDICATION:-

We, the undersigned, being all the owners and lienholders of lands herein plotted, do voluntarily consent to the execution of the said plot and to dedicate the streets as shown hereon to the public use forever.

Easements shown on this plot are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sewer, electric, telephone or other utility lines or services and for the express privilege of removing any or all trees or other obstructions to the free use of said utilities and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

SIGNED Clifton J. Warren  
Alma J. Warren

WITNESS [Signature]

STATE OF OHIO, COUNTY OF CLINTON 55:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_ 1960, before me, a Notary Public in and for said County and State, personally came Clifton J. Warren, husband and Alma T. Warren, his wife and acknowledged the signing and execution of the foregoing plot to be their voluntary act and deed.

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

My Commission Expires \_\_\_\_\_

[Signature]  
NOTARY PUBLIC IN AND FOR CLINTON CO., OHIO

COVENANTS AND RESTRICTIONS:-

1. All lots in this tract shall be used for single family residential purposes, or such other use as may be permitted under present or future zoning ordinance of the City of Wilmington, Ohio in Class A residential district or equivalent thereof. Not more than one dwelling shall be erected upon any lot, as originally plotted.
2. The ground floor area of any main structure, exclusive of porches or garages shall be not less than 1000 sq. ft. for one story residences or 850 sq. ft. for 1 1/2 or 2 story residences.
3. No building shall be located nearer any road right-of-way line than the designated set-back line indicated on the subdivision plot. A minimum total of 15 feet of side yard space shall be provided, with no portion of any building being closer than 5 feet to any lot line.
4. No structure of a temporary nature shall be used as a residence.
5. Only signs advertising the sale or rental of the premises permitted.
6. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.
7. Easements shown on the recorded plot are reserved for the installation and maintenance of public utilities.
8. No animals or livestock shall be kept or maintained for commercial purposes on any lot.
9. No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street than the minimum building set back line.
10. No structure may be constructed on any lot until the plans and specifications for said structure have been approved in writing by the developer, or a committee named by him, his heirs, successors, or assigns.
11. These covenants and restriction are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1981 at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by a vote of the then owners of the lots, each lot being entitled to only one vote, it is agreed to change such covenants and restrictions either in whole or in part.

APPROVAL:-

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO, THIS 19 DAY OF March, 1960  
[Signature] CHAIRMAN  
[Signature] SECRETARY

TRANSFER:-

Transferred April 22 1963

[Signature]  
CLINTON COUNTY AUDITOR

RECORD:-

Recorded April 22 1960  
Plot Book 6, Page \_\_\_\_\_

[Signature]  
CLINTON COUNTY RECORDER