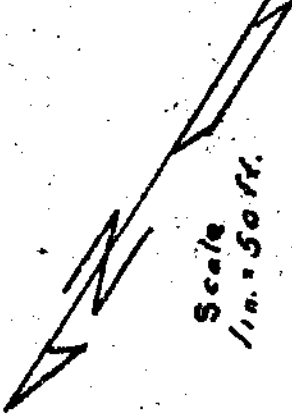


148 B



Scale
1 in. = 50 ft.

I hereby certify that this is a correct plat of a survey made by me on May 13, 1954 and the corners have been set as shown.
Wilmington, Ohio
May 13, 1954

Joseph H. Hix
Registered Surveyor
No. 4554



Dedication

We, the undersigned, do hereby certify that we are the owners of the real estate shown in the above plat and do voluntarily consent to the execution of said plat and do dedicate that portion of the street shown herein to the public use forever.

Easements shown on this plat are for the construction, operation, maintenance, repair, replacement or removal of water, gas, sewer, electric, telephone or other utilities or services and for the express privilege of removing any and 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.

Warren J. Jones

Thomas W. Laska

State of Ohio,
County of Clinton, ss:

Be it remembered that on this 13th day of May 1954 before me, *Robert E. Haines*, Notary Public in and for Clinton County Ohio, also *Warren J. Jones* and *Thomas W. Laska* personally appeared *James M. Gebhardt* and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed. In testimony whereof I have subscribed my name and affixed my Notarial Seal this 13th day of May aforesaid.

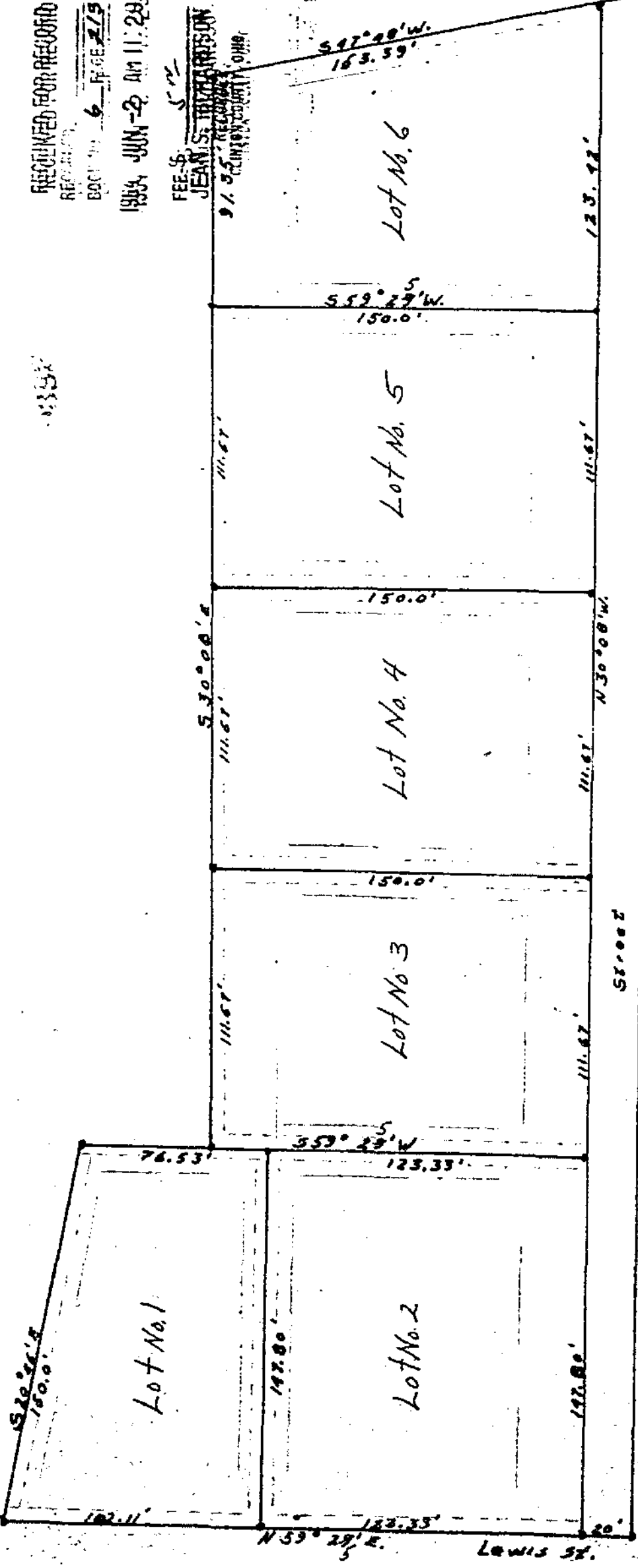
Robert E. Haines
Notary Public
Clinton County, Ohio
My Commission Expires Nov. 20, 1958

Approved by the Village Council of Sabina Ohio
Date *June 1st 54*

James M. Gebhardt
Mayor

Protective Covenants and Restrictions

- All lots in the within subdivision shall be known as residential lots and no structures other than one single family dwelling with garage attached thereto, shall be permitted to be erected or placed upon any lot.
- All structures shall be erected or placed within the building lines as shown on the plat. Porches and bay windows excepted.
- The ground floor area, every residence, exclusive of porches, garages, breezeways, utility rooms and other appendages, shall be not less than 12 feet high. For one story residences, shall be one and one half or two story residence to be erected. The ground floor area exclusive of porches, garages, breezeways, utility rooms etc., shall not be less than 90 sq. ft. No structure greater than two stories in height shall be permitted on any lot.
- All structures erected or placed on any lot, shall be on a solid stone, brick, block or concrete foundation. The exterior walls, buildings or structures shall be covered stone, rock vitrified building bricks, redwood or comparable wood siding only. Other than the foundations no painted concrete, concrete block, under block, cement brick or concrete brick buildings or parts thereof shall be permitted. No asphalt base or tar or siding or asphalt siding shall be permitted on any building. The roofs of all buildings shall be covered with wood, composition or asphalt shingles. All front exterior walls of buildings shall be permitted on any building. All front exterior walls of buildings shall be permitted to be painted with at least two coats of approved lead or oil base paint, varnish or stain.
- All buildings on any lot of this subdivision shall be completed within one year from the time that construction of said building is commenced. All buildings or structures on any lot or lots and additions thereon shall be of conventional design and in harmony with the buildings in the neighborhood and with other



Meadow Park
Subdivision

Village of Sabina
Clinton County, Ohio

* indicates the pin
utility easements &
Building lines
Front Rear 25'
Side

- (Covenants and restrictions cont.)
5. (cont.) buildings and structures in this subdivision. All construction and be performed in a neat and workmanlike manner and shall conform to approved construction practices. Loose building materials and construction debris shall be removed immediately after construction is completed.
- That portion of all lots, between the roadway right of way and the building line shall be used solely for lawn purposes. Nothing contained herein, however shall prohibit the use of said portion for walks, drives or the planting of flowers, trees, shrubbery or other ornamental plants, or for stonery, fountains or similar ornamentations for the purpose of beautifying the premises. No vegetables or grasses of any kind shall be grown in said portion.
- No sod, earth, sand, gravel, stone or trees shall be removed from any lot to be sold or to injure the value or appearance of said premises.
- All buildings and structures shall be kept neat, clean and well painted at all times. The premises shall be kept neat and clean at all times, free from weeds, junk, rubbish, wire and or discarded automobiles or machinery.
- Only signs or advertising devices relating to the sale or rental of premises shall be permitted on any lot.
- No trailer, shack or cabin shall be permitted on any lot. Nor is any beamstead, garage or other building, to be used as a temporary or permanent residence.
- No noxious or offensive trade shall be carried on the premises of this subdivision. Nor shall anything be done thereon which may endanger the health or become any nuisance or a nuisance of the neighborhood. No building, structure or part thereof shall be used either as a garage, or otherwise for carrying on any business, selling, trade, occupation or profession within this subdivision.
- No fence shall be permitted in that portion of any lot, between the roadway right of way and the building line, except fences for ornamental purposes. Fences shall be permitted in side and rear yards, but shall be no greater or than seven feet in height.
- The covenants and restrictions herein are to run with the land, provided, however, that any covenant or restriction herein may be amended at any time upon the written consent of 80% or more of the owners of the several lots. The owner of each lot as set forth on the plat to be outside to one vote for each lot owned by him.
- If the parties hereto, or any of their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any lot in this subdivision to prosecute or proceeding at law or in equity against any person or persons violating or attempting to violate any such covenants and restrictions either to prevent any such violation, or to recover damages for such violation, or both.
- Invalidation of any of the covenants and restrictions herein, or any portion thereof, by Court order or decree shall in no wise affect the validity of the remaining provisions hereof, which shall remain in full force and effect.