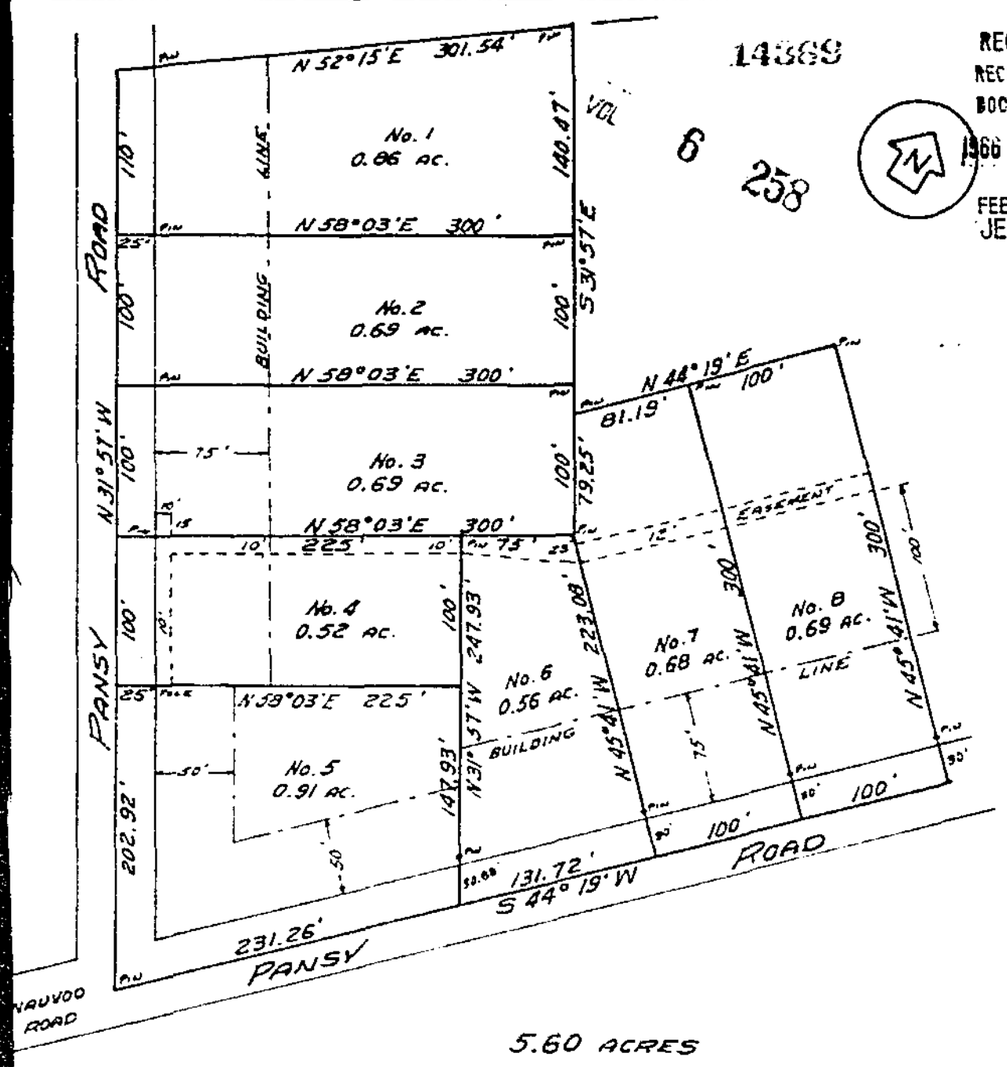

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RECEIVED FOR RECORD
RECORDED _____
BOOK NO. 6 PAGE 258 259
1966 APR -4 AM 10:37
FEE $ _____
JEAN S. RICHARDSON
RECORDER
CLINTON COUNTY, OHIO

5.60 ACRES

ARNOLD C. & RUTH M. ASHCRAFT'S
GREEN LAWN ACRES SUBDIVISION
MILITARY SURVEY No. 1632
VERNON TOWNSHIP
CLINTON COUNTY, OHIO
1" = 100'

I HEREBY CERTIFY THIS TO BE A CORRECT PLAT OF A SURVEY MADE BY ME ON DECEMBER 4 & 5, 1964.

Maynard Boston
REGISTERED SURVEYOR No. 3966

WE, THE UNDERSIGNED ARNOLD C. ASHCRAFT AND RUTH M. ASHCRAFT, HEREBY CERTIFY THAT WE ARE OWNERS OF THE REAL ESTATE SHOWN HEREIN, THAT SUCH SUBDIVISION OF SAID REAL ESTATE IS FOR THE PURPOSE OF IMMEDIATE OR FUTURE TRANSFER OF OWNERSHIP, AND THAT WE DO HEREBY SUBSCRIBE TO AND ADOPT THE COVENENTS AND RESTRICTIONS SHOWN ON THIS PLAT.

Arnold C Ashcraft
Ruth M Ashcraft

STATE OF OHIO
COUNTY OF CLINTON SS:
ON THIS 4th DAY OF April 1966, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARNOLD C. ASHCRAFT AND RUTH M. ASHCRAFT AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

Juanita Harney
NOTARY PUBLIC.
MY COMMISSION EXPIRES December 1, 1968

JUANITA HARVEY
Notary Public, State of Ohio
My Commission Expires Dec. 1, 1968

RECEIVED BY THE BOARD OF COMMISSIONERS OF CLINTON COUNTY, OHIO ON MARCH 1, 1965.

Julia M. Burkle
CLERK

APPROVED ON MARCH 1, 1965.

Walter M. Lynch
William Fife
Robert Stewart
CLINTON COUNTY COMMISSIONERS

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B

COVENENTS & RESTRICTIONS

(1) ALL NUMBERED HOME SITES OR BUILDING TRACTS IN THIS SUBDIVISION SHALL BE KNOWN AND USED AS SINGLE RESIDENTIAL HOME SITES. NO TRACT SHALL BE RESUBDIVIDED INTO SMALLER TRACTS FOR THE PURPOSE OF ADDITIONAL RESIDENCE BUILDINGS. ONLY ONE RESIDENCE SHALL BE BUILT OR PLACED ON ANY TRACT.

(2) ANY RESIDENCE BUILDING PLACED OR BUILT ON ANY LOT OR TRACT SHALL CONTAIN NOT LESS THAN ONE THOUSAND (1000) SQUARE FEET OF FIRST FLOOR SPACE BY OUTSIDE MEASUREMENT EXCLUSIVE OF GARAGE. SUCH RESIDENCE BUILDING MAY BE ONE FLOOR PLAN, SPLIT-LEVEL, ONE AND ONE-HALF OR TWO STORY. SUCH RESIDENCE BUILDING SHALL BE ERECTED ON A SOLID STONE, BRICK, BLOCK OR CONCRETE FOUNDATION. NO CONCRETE SLAB CONSTRUCTION PERMITTED. THE EXTERIOR SHALL BE COVERED WITH DROP SIDING, WOOD, CEMENT, STONE, ROCK OR BRICK. NO CONCRETE BLOCK OR CINDER BLOCK HOUSES ARE PERMITTED. NO ASPHALT BASE EXTERIOR SIDING OR ASBESTOS SIDING IS PERMITTED. ROOF SHALL BE COVERED WITH WOOD, COMPOSITION OR ASPHALT SHINGLES. NO BUILT-UP OR ROLL ROOFING IS PERMITTED. FRAME EXTERIOR SHALL BE STAINED, VARNISHED OR PAINTED WITH TWO COATS OF APPROVED LEAD OR OIL PAINT. ANY BUILDING SHALL BE FULLY COMPLETED WITHIN A PERIOD OF ONE YEAR FROM THE TIME OF BEGINNING, MUST BE OF CONVENTIONAL DESIGN, AND IN HARMONY WITH THE NEIGHBORHOOD. ALL CONSTRUCTION MUST BE PERFORMED IN A WORKMANLIKE MANNER AND FOLLOW THE STANDARD CARPENTRY PRACTICES. NO USED LUMBER TO BE USED EXCEPT BY WRITTEN PERMISSION OF THE SUBDIVIDER.

(3) NO DETACHED BUILDINGS ARE PERMITTED. GARAGE SHALL BE A PART OF MAIN RESIDENCE BUILDING OR ATTACHED THERETO BY A CONNECTING BREEZE-WAY AND SHALL HAVE THE SAME QUALITY FINISH AND ROOF AS PRESCRIBED IN RESTRICTION NUMBER TWO (2) ABOVE.

(4) ALL BUILDINGS SHALL BE PLACED BACK OF THE BUILDING SET BACK LINE AS SHOWN IN THE WITHIN PLAT (PORCHES AND BAY WINDOWS EXCEPTED) AND NO NEARER THAN TEN (10) FEET OF ANY SIDE LOT LINE. NO FENCE SHALL BE ERECTED ANY NEARER THE ROAD THAN THE SET BACK LINE UNLESS THE SAME SHALL BE A HEDGE OR SHRUB NOT TO EXCEED FOUR (4) FEET IN HEIGHT. NO GARDEN MAY BE PLANTED ANY NEARER TO THE ROAD THAN THE SET BACK LINE.

(5.) NO TRAILER, CABIN OR SHACK IS PERMITTED ON ANY LOT OR TRACT NOR IS ANY TENT, BASEMENT, GARAGE OR ANY OTHER OUTBUILDINGS TO BE USED AT ANY TIME AS A TEMPORARY OR PERMANENT RESIDENCE.

(6.) UNTIL SUCH TIME AS A PUBLIC WATER SUPPLY AND SANITARY SEWER SYSTEM ARE AVAILABLE, EACH DWELLING ERECTED IN THIS SUBDIVISION SHALL HAVE A WELL OR CISTERN, AND A PRIVATE SEWAGE DISPOSAL SYSTEM, THE LOCATION AND CONSTRUCTION OF WHICH, SHALL BE APPROVED BY THE PROPER HEALTH AUTHORITIES. NO OUTSIDE TOILETS ARE PERMITTED.

(7.) NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON THIS LAND, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO BUSINESS IS PERMITTED.

(8.) NO SOD, EARTH, SAND, GRAVEL, STONE OR TREE SHALL BE REMOVED FROM ANY TRACT TO BE SOLD, OR TO THE INJURY OR THE VALUE OR APPEARANCE OF THE TRACT.

(9.) NO UNUSED BUILDING MATERIAL, JUNK, RUBBISH OR TRASH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.

(10.) NO WORN-OUT AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, NO JUNK, TRASH OR WASTE MATERIALS OF ANY KIND WHATSOEVER SHALL BE STORED OR ALLOWED TO ACCUMULATE ON ANY LOT OR TRACT IN THIS SUBDIVISION.

(11.) NO POULTRY, PIGS, COWS OR GOATS MAY BE KEPT ON ANY TRACT.

(12.) THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED, AND WEEDS AND UNDER BRUSH SHALL BE KEPT UNDER CONTROL AT ALL TIMES.

(13.) THE SELLER RESERVES THE RIGHT TO ENTER UPON SAID PREMISES FOR THE PURPOSE OF CUTTING GRASS, REMOVING DEBRIS OR FILLING IN, OR FOR ANY PURPOSE TO IMPROVE THE APPEARANCE OF SAID PREMISES AS IT MAY SEEM NECESSARY IN THE OPINION OF THE SELLER, UNTIL THE LAND IS CONVEYED IN FEE SIMPLE.

(14.) THE PRIVILEGE AND EASEMENT IS HEREBY RESERVED TO THE SELLER, HIS HEIRS, REPRESENTATIVES AND ASSIGNS, TO ERECT LIGHT AND TELEPHONE POLES AND SUITABLE EQUIPMENT FOR ANY OTHER UTILITIES AND TO LAY WATER MAINS ON OR IN THE EASEMENTS AS SHOWN ON THIS PLAT.

(15.) BUILDINGS TO BE ERECTED, PLACED OR ALTERED ON ANY LOT OR TRACT IN THIS SUBDIVISION SHALL CONFORM TO THE GENERAL STYLE, COLOR AND LOCATION ON ANY LOT OR LOTS. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT OR TRACT UNTIL THE PLANS, SPECIFICATIONS, PLOT AND GRADING PLANS HAVE BEEN APPROVED IN WRITING BY THE SUBDIVIDER, OR HIS HEIRS OR ASSIGNS OR BY THEIR DESIGNATED AGENT. ONE COPY OF SUCH PLANS AND SPECIFICATIONS SHALL BE FILED WITH, AND REMAIN IN THE POSESSION OF THE SUBDIVIDER OR ANY PERSON OR PERSONS RESPONSIBLE FOR THE APPROVAL OF SUCH PLANS AND SPECIFICATIONS. IF THE AFORESAID SUBDIVIDER OR HIS DESIGNATED AGENT SHALL FAIL TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION WITHIN NINETY (90) DAYS AFTER SUCH PLANS HAVE BEEN SUBMITTED TO HIM IN WRITING, SUCH APPROVAL SHALL NOT BE REQUIRED.

(16.) THE COVENENTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL FEBRUARY, 1977. AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICLLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. AT ANY TIME THESE COVENENTS MAY BE AMENDED BY SIXTY (60) PER CENT OF THE THEN LOT OWNERS WITH THEIR WRITTEN CONSENT. EACH OWNER SHALL HAVE ONE VOTE FOR EACH SEPARATE TRACT OWNED BY HIM.

(17.) IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENENTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS DEVELOPMENT OR SUBDIVISION DESCRIBED HEREIN TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY SUCH COVENENTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

(18.) INVALIDATION OF ANY ONE OF THE COVENENTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.