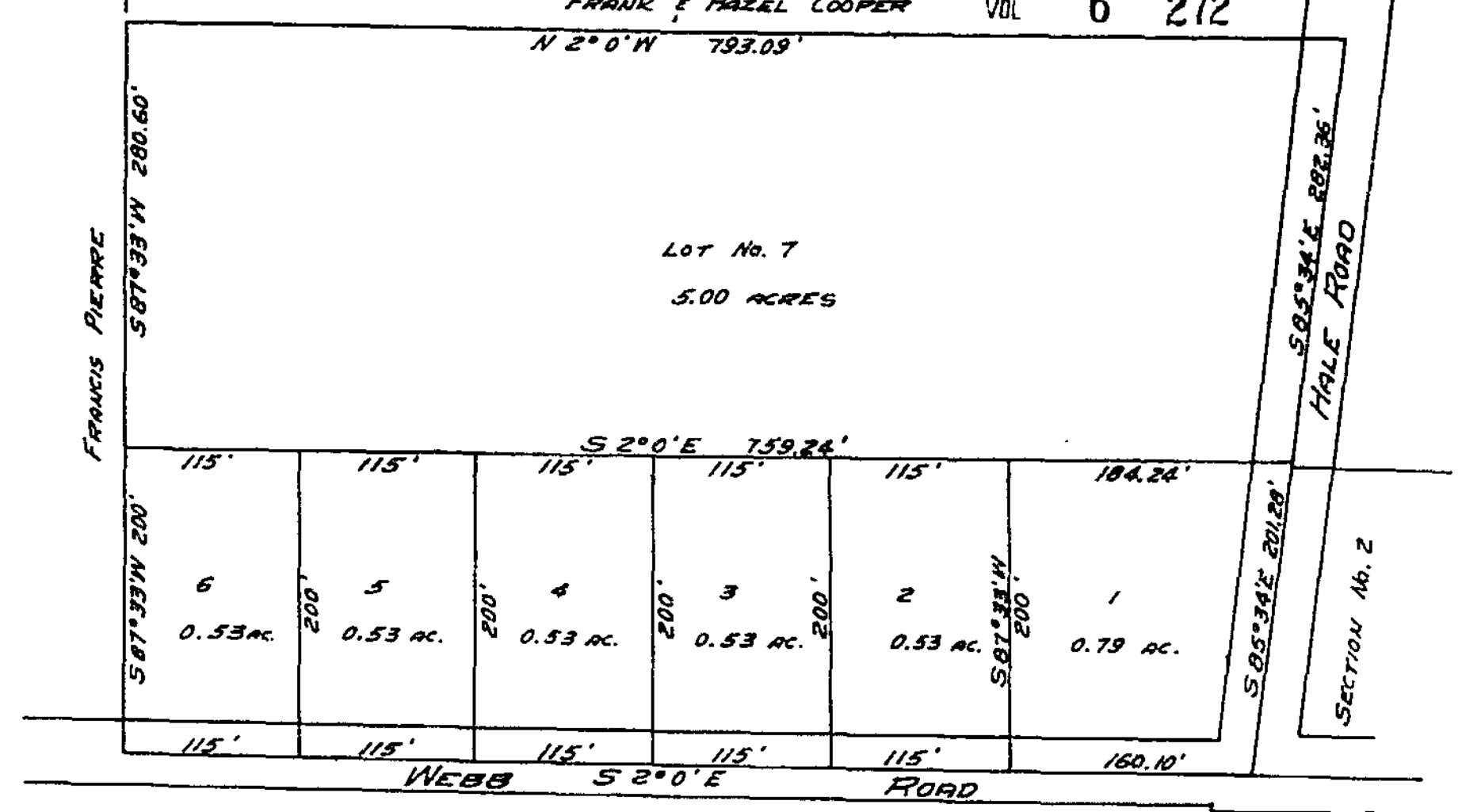
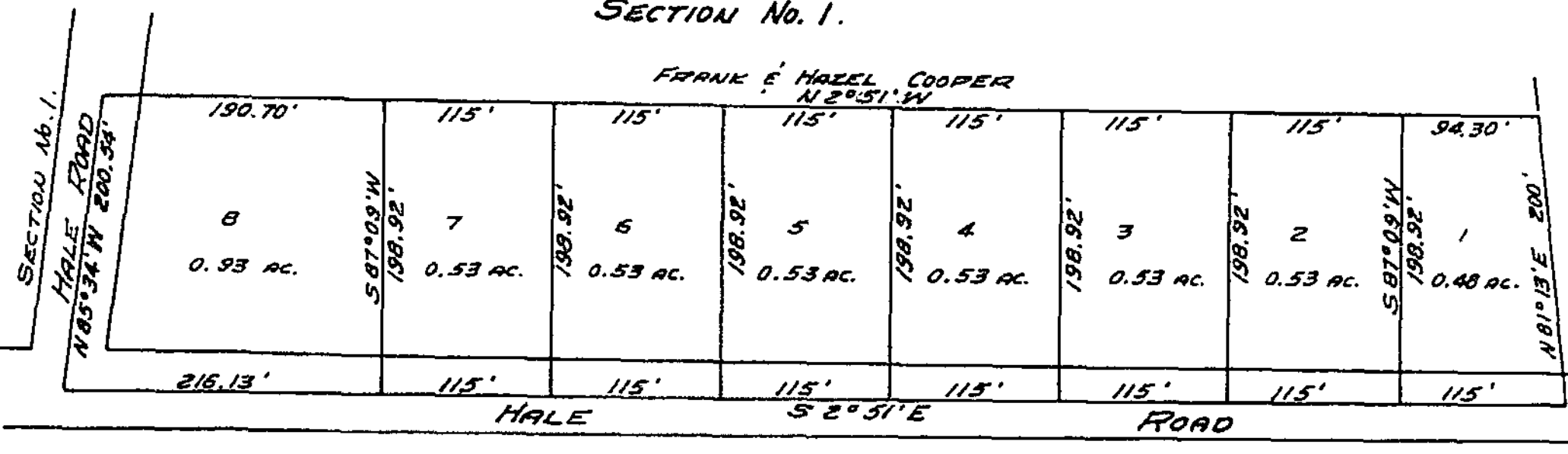


FRANK & HAZEL COOPER VOL 6 272  
N 2° 0' W 793.09'



SECTION No. 1.



SECTION No. 2.

FRANK & HAZEL COOPER'S  
BLUE SPRUCE ACRES SUBDIVISION  
MILITARY SURVEY No. 1554  
ADAMS TOWNSHIP  
CLINTON COUNTY, OHIO  
1" = 100'

I HEREBY CERTIFY THAT ALL OF THE LOTS SHOWN ON THIS PLAT HAVE BEEN SURVEYED BY ME ON VARIOUS DATES, AND THAT ALL LOTS HAVE BEEN APPROVED BY THE PROPER AUTHORITIES.

Waymond Britton  
REGISTERED SURVEYOR No. 3966

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF LOTS IN THIS SUBDIVISION, DO HEREBY SUBSCRIBE TO AND ADOPT THE COVENANTS AND RESTRICTIONS AS SET FORTH HEREIN.

SECTION No. 1.  
LOT #1 Zy D. D...  
LOT #2 Zy D. D...  
LOT #3 Edna B. ...  
LOT #4 Judith ...  
LOT #5 Charles F. Kelly  
LOT #6 Charles F. Kelly  
LOT #7 Zy D. D...

SECTION No. 2.  
LOT #1 Frank Cooper  
LOT #2 Hazel Cooper  
LOT #3 Frank Cooper  
LOT #4 Hazel Cooper  
LOT #5 Frank Cooper  
LOT #6 Hazel Cooper  
LOT #7 Frank Cooper  
LOT #8 Hazel Cooper

COVENANTS & RESTRICTIONS

- (1) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS FRANK AND HAZEL COOPER'S BLUE SPRUCE ACRES SUBDIVISION.
- (2) ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR RESIDENCE PURPOSES EXCLUSIVELY AND NOT OTHERWISE.
- (3) NO LOT SHALL BE SUBDIVIDED INTO SMALLER LOTS OF LESS THAN ONE HALF ACRE, NOR LESS THAN ONE HUNDRED FEET FRONT.
- (4) NO RESIDENCE STRUCTURE (AS DISTINGUISHED FROM GARAGES AND BRIDGEWAYS) SHALL CONTAIN LESS THAN 1200 SQUARE FEET OF FLOOR SPACE BY OUTSIDE MEASUREMENT FOR A ONE FLOOR PLAN. SHOULD A STORY AND ONE HALF OR SPLIT LEVEL RESIDENCE BE CONSTRUCTED THE COMBINED FLOOR SPACE SHALL NOT BE LESS THAN 1500 SQUARE FEET.
- (5) NO DETACHED BUILDINGS OTHER THAN GARAGES SHALL BE PERMITTED.
- (6) ALL RESIDENCE BUILDINGS SHALL BE IN CONFORMITY WITH OTHER EXISTING STRUCTURES. NO ASPHALT BASE EXTERIOR SIDING OR ASBESTOS SIDING IS PERMITTED. NO BUILT-UP OR ROLL ROOFING IS PERMITTED.
- (7) NO RESIDENCE SHALL BE PLACED CLOSER TO THE FRONT LOT LINE THAN OTHER EXISTING STRUCTURES, NOR CLOSER TO ANY SIDE LOT LINE THAN TEN (10) FEET.
- (8) ONLY ONE SINGLE FAMILY DWELLING SHALL BE CONSTRUCTED ON EACH LOT. NO MULTI-FAMILY OR APARTMENT BUILDINGS ARE PERMITTED.
- (9) NO TRAILER, MOBILE HOME, CABIN OR SHACK IS PERMITTED ON ANY LOT OR TRACT AT ANY TIME, NOR IS ANY TENT, BASEMENT, GARAGE, OR ANY OTHER OUT BUILDINGS TO BE USED AS A TEMPORARY OR PERMANENT RESIDENCE.
- (10) ALL RESIDENCE BUILDINGS SHALL BE COMPLETED WITHIN ONE YEAR FROM THE TIME WHEN CONSTRUCTION IS STARTED.
- (11) NO OUTSIDE TOILET FACILITIES SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION.
- (12) 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 AUTHORITIES.
- (13) 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.
- (14) NO UNUSED BUILDING MATERIAL, JUNK, RUBBISH OR TRASH SHALL BE LEFT EXPOSED ON ANY TRACT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
- (15) NO WORN-OUT AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, NO JUNK, TRASH OR WASTE MATERIALS OF ANY KIND SHALL BE STORED OR ALLOWED TO ACCUMULATE ON ANY LOT OR TRACT IN THIS SUBDIVISION.
- (16) NO POULTRY, PIGS, COWS OR GOATS MAY BE KEPT ON ANY LOT OR TRACT.
- (17) THE PREMISES MUST BE KEPT NEAT AND CLEAN, THE BUILDINGS WELL PAINTED, AND WEEDS AND UNDESIRABLES KEPT UNDER CONTROL AT ALL TIMES.
- (18) BUILDINGS TO BE ERECTED, PLACED OR ALTERED ON ANY LOT OR TRACT IN THIS SUBDIVISION SHALL CONFORM TO THE GENERAL STYLE, COLOR AND LOCATION OF OTHER BUILDINGS ON ANY OTHER LOT OR TRACT.
- (19) THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PRESENT OR FUTURE OWNERS OF ANY LOT OR TRACT IN THIS SUBDIVISION. AT ANY TIME THESE COVENANTS MAY BE AMENDED BY SIXTY PER CENT OF THE THEN LOT OWNERS WITH THEIR WRITTEN CONSENT.
- (20) IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE BY LAW OR IN EQUITY ANY PROCEEDING AGAINST THE PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- (21) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- (22) THESE COVENANTS AND RESTRICTIONS SHALL BE IN FULL FORCE AND EFFECT UPON THE SIGNING AND RECORDING OF THIS INSTRUMENT AS REQUIRED BY LAW.

NOTE:  
IT IS MUTUALLY AGREED BY ALL SIGNERS OF THIS PLAT THAT RESTRICTIONS No. 5, 6, 7, 13 & 18 AS SET FORTH ABOVE SHALL BE DELETED, AND SHALL NOT APPLY TO THIS PLAT.

16669

RECEIVED FOR RECORD  
RECORDED  
BOOK NO. 6 PAGE 272-273  
1967 MAR 10 PM 12:40  
FEE \$  
JEAN S. RICHARDSON  
RECORDER  
CLINTON COUNTY, OHIO

VOL 6 273