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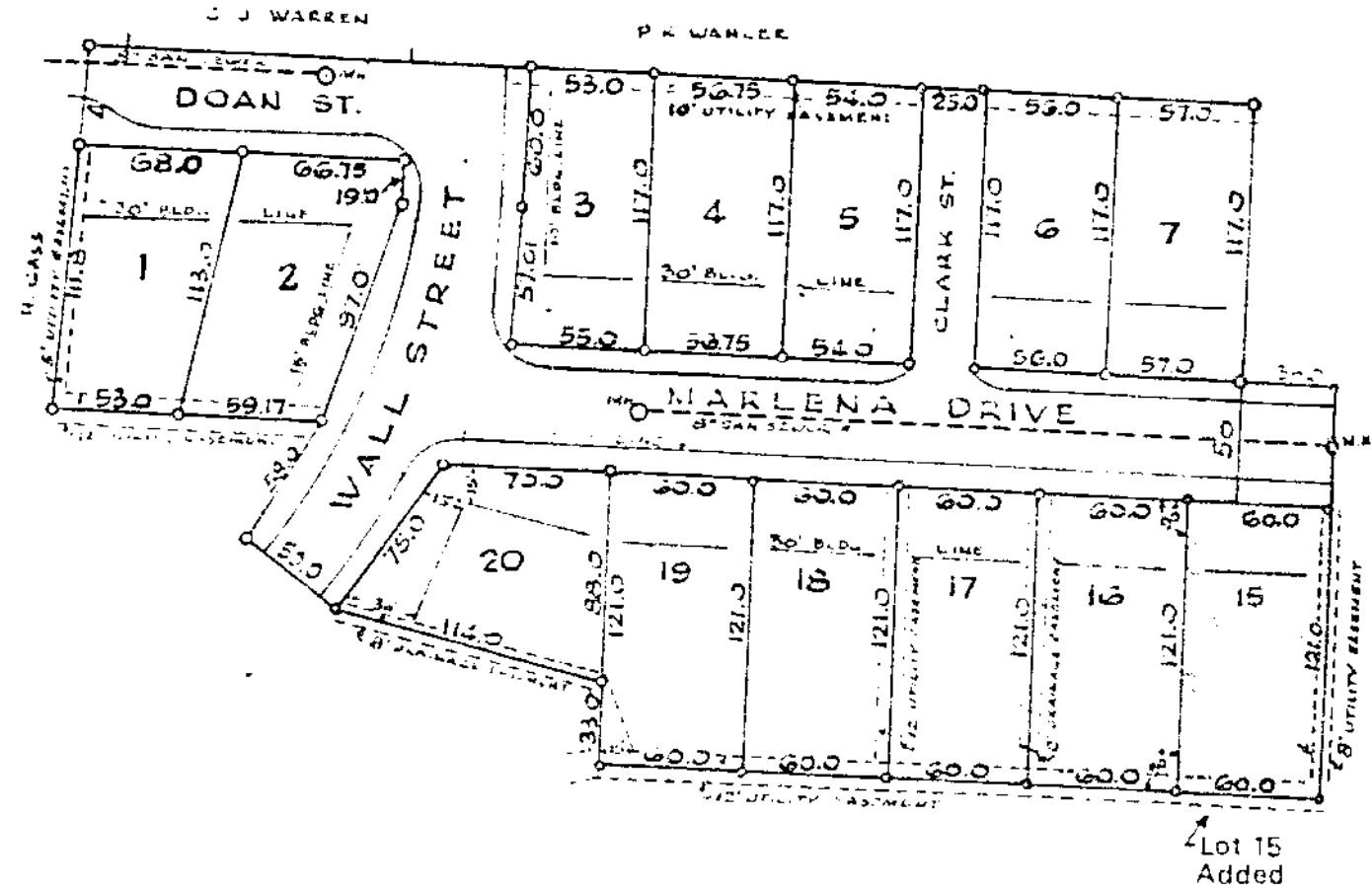
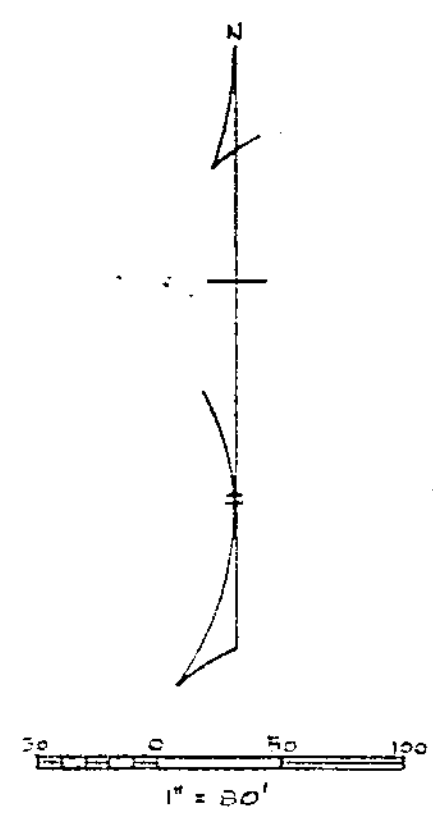
SECTION ONE (AMMENDED)

20645

COLLEGE HILLS SUBDIVISION

A SUBDIVISION OF 2.74 ACRES IN THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO (2.90 Acres as amended)

RECEIVED FOR RECORD... JAN 2 1960... 250



COVENANTS & RESTRICTIONS

- 1. No lot shall be used except for residential purposes.
2. No fence shall be erected on any lot nearer to any street than the minimum set-back line.
3. The ground floor area of any residence, exclusive of porches, garages, or other appendages, shall be not less than 750 square feet per family living unit.
4. No building shall be located on any lot nearer to the front or side street line than the minimum set-back line shown on the recorded plat.
5. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 6000 square feet.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.
7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. No structure of temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
9. Only signs advertising the sale or rental of the premises are permitted to be placed on any lot.
10. No animals or livestock shall be kept or maintained for commercial purposes on any lot.
11. These covenants are to run with the land and shall be binding on all persons and in all parties claiming under them for a period of twenty five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
12. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DEDICATION

We, the undersigned, being all the Owners and Lienholders of Lands herein platted, do voluntarily consent to the execution of the said plat and to Dedicate the streets as shown hereby to the Public Use forever.

Easements shown on this Plat are reserved for the use of public utilities for the installation of water, gas and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved.

Signed E. N. Loving, Incorporated, by Thomas Williamson, President and E. N. Loving, Secretary and Treasurer. Witness Roscoe R. Terrell.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WILMINGTON, OHIO. Betsy Harcum, Chairman; Jeannette Bluffe, Clerk. Date Dec 26 1960.

I certify that this plat is a true and complete survey made by me during the summer months of 1960, that the measurements shown are correct and monuments were set as shown. Chord distances are shown for curved streets. R.R. Grant, Registered Engineer & Surveyor, 19 S. South Street, Wilmington, Ohio.

STATE OF OHIO, COUNTY OF CLINTON: ss. Before me, the undersigned Notary Public, in and for said County and State personally appeared Thomas Williamson, President, and E. N. Loving, Secretary and Treasurer, of E. N. Loving, the Corporation executing the foregoing instrument, and acknowledged the same to be their voluntary act and deed individually and as such officers and the corporate act and deed for said Corporation, for the purposes therein expressed.

Witness my Hand and Notarial Seal this 2nd day of February 1961.



Roscoe R. Terrell, Notary Public

AMMENDED RE-PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO. Chairman: Jeannette Bluffe, Clerk. DATE Aug 20 1968.

