

**PROTECTIVE COVENANTS & RESTRICTIONS**

- (1) No dwelling house with less than 1400 square feet of living area shall be erected or placed on this land. Such building shall be on a solid stone, brick, block, or concrete foundation. The exterior shall be covered with drop siding, wood, vinyl, stone, rock, brick or aluminum. No asphalt base exterior siding is permitted. Roof shall be covered with wood, composition, or asphalt shingles or approved built up roofing. Roll roofing is not permitted. Frame exterior shall be stained, varnished, or painted with at least two coats of paint.
- (2) Single family residences only. No trailers or doublewide mobile homes will be permitted.
- (3) All buildings shall be placed at least 100 feet back from the centerline of Pansy Road and 115 feet back from the centerline of State Route 132 & 133. All outbuildings to be at least 50 feet behind house.
- (4) Any outbuildings erected or placed upon this land shall have same quality finish as that prescribed for residence in restriction number (1) hereof. No such building can be made of unsightly material or boxes or similar lumber, and must be kept painted.
- (5) No defense cabin or other shack is permitted on this land, nor is any basement, garage, or other outbuilding at any time to be used as a temporary or permanent residence.
- (6) No unused building material, junk, or rubbish shall be left exposed on any tract except during actual building operations.
- (7) No wornout or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
- (8) Said land shall not be used for any purposes which in any way would endanger the health or become an annoyance or nuisance to the neighborhood. No commercial business is permitted.
- (9) No odiferous animals will be permitted. Cattle or horses, including ponies, shall be limited in number to two (2) animals per acre of land.
- (10) These covenants and restrictions are to run with the land and shall be binding on all said tracts and shall be binding on the owners and all persons claiming under them until June 1, 2005, at which time said covenants shall automatically be renewed for successive periods of ten years. At any time these covenants may be amended by written consent of seventy (70) per cent of the then owners of the tracts, each owner having one vote for each separate tract owned by him, her or them.
- (11) If the parties hereto, or the owners of any said tracts, or their heirs, successors or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful that these covenants and restrictions shall be enforceable by injunction and otherwise by the grantors, their heirs, executors, administrators and assigns, or any of said owners, to prosecute any proceedings at law or in equity against the person or persons violating or 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.
- (12) Invalidation of any one of the covenants by judgment or court order shall in no way affect any of the other covenants and restrictions which shall remain in full force and effect.

**DEED OF DEDICATION**

We the undersigned, Rodney C. Amburgy and Leslie R. Amburgy, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as **AMBUR CREEK SUBDIVISION**. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property line of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement" reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

**CERTIFICATE OF OWNERSHIP & TAXES PAID**

County of Clinton } SS:  
State of Ohio }

We, Rodney C. Amburgy and Leslie R. Amburgy, his wife, do hereby certify that we are the owners of the property described in the above caption and that all legally due taxes have been paid, and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

*Rodney C. Amburgy*  
*Leslie R. Amburgy*

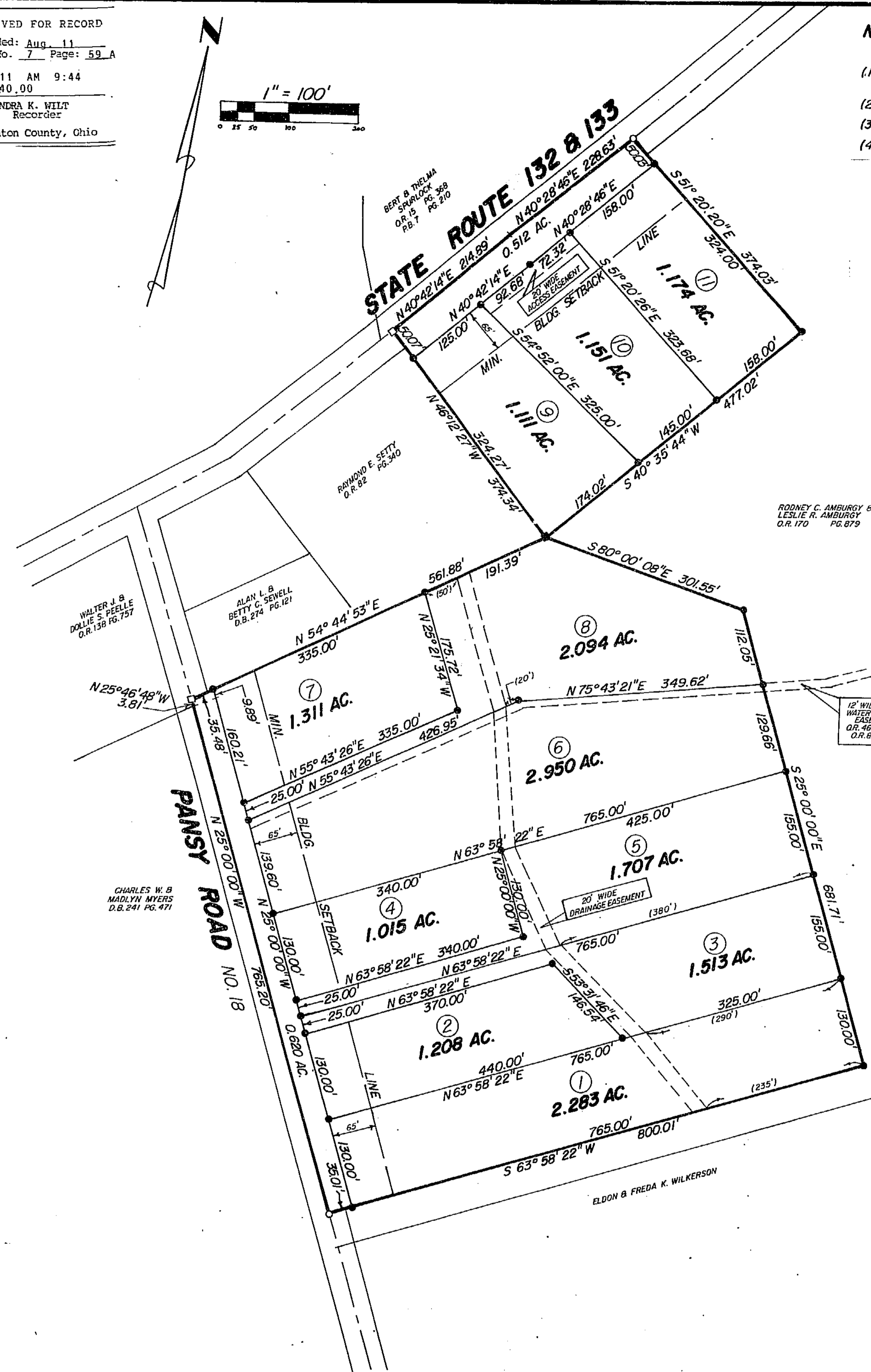
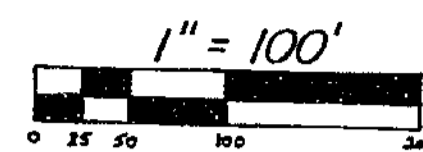
County of Clinton } SS:  
State of Ohio }

I, Mary Jane Harper, a Notary Public in and for said County and State, do hereby certify that Rodney C. Amburgy and Leslie R. Amburgy, his wife, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6 day of July, A.D., 1995.

*Mary Jane Harper*  
MARY JANE HARPER  
Notary Public, State of Ohio  
My Commission Expires Oct. 16, 1999

RECEIVED FOR RECORD  
Recorded: Aug 11 1995  
PlatBook No. 7 Page: 59 A  
#37279  
95 AUG 11 AM 9:44  
Fee: \$10.00  
SANDRA K. WILT  
Recorder  
Clinton County, Ohio



**~ AMBUR CREEK SUBDIVISION ~**  
MILITARY SURVEY NO. 1506  
VERNON TOWNSHIP  
CLINTON COUNTY, OHIO  
JULY, 1995

**NOTES:**

- (1) ● DENOTES SET 1/2" x 30" IRON PIN WITH PLASTIC CAP STAMPED "CLINCO".
- (2) ○ DENOTES SET P.K. MASONRY NAIL.
- (3) ■ DENOTES FOUND 1/2" IRON PIN.
- (4) □ DENOTES FOUND NAIL.

Volume: 26 Page: 98  
Clinton County Engineers  
Record of Land Surveys  
File Date: 8-11-1995  
Scale: 1" = 100'  
Deed Reference: Vol. 170, Pg. 879

**SURVEY CERTIFICATION**

County of Clinton }  
State of Ohio } SS:

I, Richard D. Roll, hereby certify that I am a Registered Surveyor licensed in compliance with the laws of the State of Ohio; and I do hereby further certify that I have surveyed the property described in the above caption and that I have subdivided the same into blocks and lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown are in place as located. All lot corners are marked with iron pins.

Dated this 6<sup>th</sup> day of JULY, A.D. 1995.



*Richard D. Roll*

The approval of this plat by the Board of County Commissioners does not constitute the approval by the Board of Health, made of streets, zoning and the drainage of the subdivision.

**ACCEPTANCE OF DEDICATIONS**

Be it resolved by the Board of County Commissioners, Clinton County, Ohio, that the dedications shown on this plat are hereby approved and accepted this 12<sup>th</sup> day of July, 1995.

*[Signatures]*  
BOARD OF COUNTY COMMISSIONERS

**PLANNING COMMISSION APPROVAL**

Approved by the Clinton County Regional Planning Commission in accordance with the Subdivision Resolution.

By *[Signature]* Secretary July 17, 1995

Void unless recorded before \_\_\_\_\_, 19\_\_\_\_.

**DEED REFERENCE:**

The within plat is a part of the 76.007 Acre Tract as acquired by Rodney C. Amburgy and Leslie R. Amburgy by deed recorded in Volume 170, Page 879, of the Official Records of Clinton County, Ohio.

**COUNTY RECORDER**

\* 37279  
Recorded: Aug 11, 1995 Fee: \$40.00  
Plat  
Volume No. 7 Page 59 A  
Sandra K. Wilt - Recorder - Clinton County, Ohio

**HEALTH DEPARTMENT APPROVAL**

Approved by the Clinton County Health Department on July 7, 1995.

*[Signature]*  
Director of Environmental Health

**COUNTY ENGINEER**

I hereby approve the within plat this 6<sup>th</sup> day of July, 1995.

*William J. Jernale, PE, PS*  
Clinton County Engineer

**ZONING DEPARTMENT APPROVAL**

Approved by the Clinton County Zoning Department on 7-7, 1995.

*[Signature]*  
Zoning Inspector

Area in Lots = 17.517 Acres  
Area in Roads = 1.132 Acres  
Total Area = 18.649 Acres

**DEVELOPERS:**

RODNEY C. AMBURGY  
LESLIE R. AMBURGY  
6639 OREGONIA ROAD  
OREGONIA, OHIO 43054

**PREPARED BY**

**CLINCO SURVEYORS**  
58 S. WALNUT STREET  
P.O. BOX 241  
WILMINGTON, OHIO 45177

APPROVED FOR  
MATHEMATICAL ACCURACY  
Clinton County Engineer  
*[Signature]*