

RESTRICTIVE COVENANTS

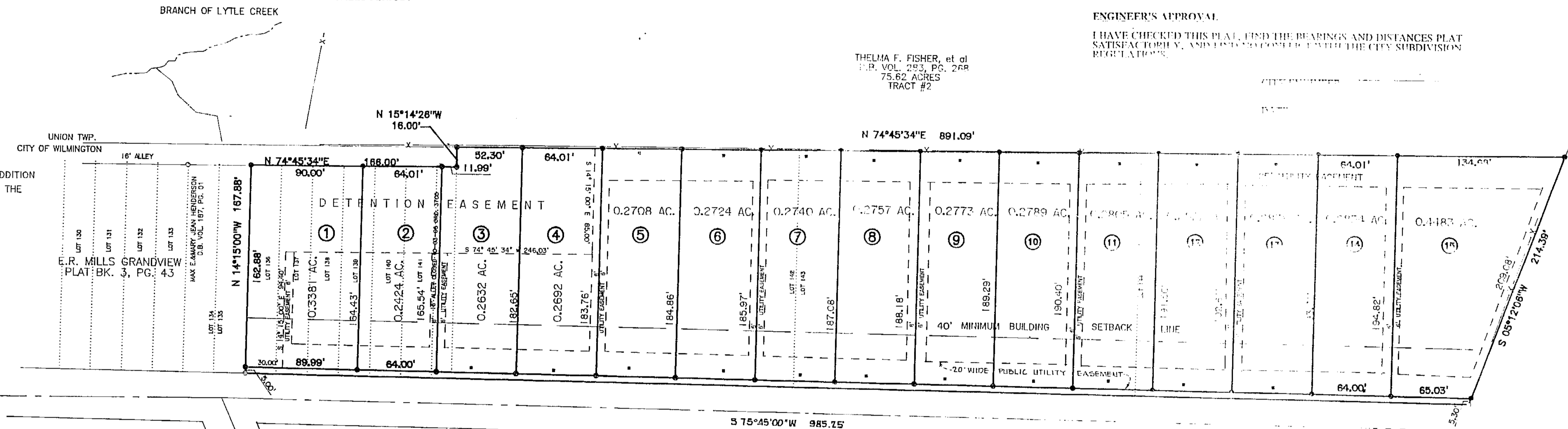
1. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF LOTS IN THE SUBDIVISION HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
2. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW AND IN EQUITY BY THE DEVELOPERS, OR SUBSEQUENT OWNERS OF LOTS IN THE SUBDIVISION AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT HEREIN AND EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
3. INVALIDATION OF ANY 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.
4. NO BUILDING SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT UNLESS CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE HOUSE ARE APPROVED BY THE DEVELOPERS, THEIR SUCCESSORS AND ASSIGNS, OR THEIR REPRESENTATIVE AS TO QUALITY OF WORKMANSHIP, MATERIALS, HARMONY OF EXTERIOR DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION.
5. NO FENCE, WALL, HEDGE, OR MASS PLANTING SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK.
6. NO ABOVE-GROUND SWIMMING POOLS SHALL BE PERMITTED. IN-GROUND SWIMMING POOLS SHALL BE ENCLOSED WITHIN PRIVACY FENCES.
7. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

REPLAT OF  
**LOTS 136 THROUGH 144**  
 &  
**VACATED 16' ALLEY**  
 OF  
**E.R MILLS GRANDVIEW ADDITION**  
 SITUATED IN  
 MILITARY SURVEY NO. 1057  
 CITY OF WILMINGTON  
 CLINTON COUNTY, OHIO

- COVENANTS CONTINUED
8. HOUSES SHALL NOT BE OCCUPIED UNTIL FULLY COMPLETED EXCEPT BY PERMISSION OF THE DEVELOPERS. GRADING OF LAWN, LANDSCAPING, AND INSTALLATION OF SIDEWALKS MUST BE COMPLETED WITHIN FOUR MONTHS AFTER THE COMPLETION OF THE HOUSE, OR AS SOON AS POSSIBLE, WEATHER PERMITTING.
  9. NO ANIMAL, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT ONE PUP AND OR CAT, OR OTHER HOUSEHOLD PET MAY BE KEPT, PROVIDED IT IS KEPT WITHIN A FENCE OR ON A LEASH. NO SUCH ANIMAL MAY BE KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
  10. NO ANTENNA OR RADIO TOWER SHALL BE PLACED ON PROPERTY EXCEPT THOSE REQUIRED FOR NORMAL RECEPTION. ANY SUCH ANTENNA OR RADIO TOWER SHALL NOT EXCEED A HEIGHT OF 35 FEET.
  11. ALL LOTS IN THE SUBDIVISION SHALL BE MAINTAINED AND KEPT MOWED AND FREE OF DEBRIS AND TRASH AT ALL TIMES. THIS IS TO INCLUDE LOTS UPON WHICH DWELLINGS HAVE NOT BEEN ERRECTED.
  12. ALL DWELLINGS ERRECTED ON LOTS IN THE SUBDIVISION SHALL BE SINGLE FAMILY DWELLING UNITS, AND NO OTHER BUILDINGS DESIGNED FOR MORE THAN ONE (1) FAMILY DWELLING SHALL BE PERMITTED.
  13. ALL DRIVEWAYS SHALL BE OF MASONRY, BRICK, AND/OR BLACKTOP CONSTRUCTION, AND SHALL BE BUILT WITHIN ONE YEAR OF THE ERECTION OF THE DWELLING. GRAVEL OR STONE DRIVEWAYS SHALL NOT BE PERMITTED FOR A PERIOD OF MORE THAN ONE YEAR FROM THE DATE OF THE ERECTION OF THE DWELLING.
  14. NO DETACHED OUT-BUILDINGS SHALL BE ERRECTED UNLESS APPROVED BY THE DEVELOPER. "HEARTHOLD" TYPE BUILDINGS MAY BE ERRECTED AND SHALL ADHERE TO THE AESTHETIC VALUES OF THE RESIDENCE.

CLINTON COUNTY ENGINEER'S  
 RECORD OF LAND DIVISION:  
 VOLUME 29, PLAT 255  
 DATE: 1-09-1999  
 PRIOR DEED REFERENCE(S):  
 O.R. VOL. 146, PG. 124  
 RECEIVED FOR RECORD  
 Recorded for Jan. 4, 1999  
 Plat Book No. 7 Page 79 B  
 99 Jan 4 PM 3:04  
 Fee: \$ 40.00  
 SANDRA K. WILT  
 Recorder  
 Clinton County, Ohio

1" = 50'



BEARINGS ARE BASED UPON E.R MILLS GRANDVIEW ADDITION TO WILMINGTON AS FILED IN VOLUME 3, PAGE 43 OF THE PLAT RECORDS OF CLINTON COUNTY, OHIO.

THELMA F. FISHER, et al  
 E.R. VOL. 293, PG. 268  
 75.62 ACRES  
 TRACT #2

WILMINGTON THEATRES INC.  
 D.B. VOL. 135, PG. 401

PLANNING COMMISSION APPROVAL

UNDER AUTHORITY PROVIDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO, AND ORDINANCES ADOPTED BY THE COUNCIL OF THE CITY OF WILMINGTON, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:  
 APPROVED BY CITY PLANNING COMMISSION AT A MEETING HELD July 28, 1998.

*[Signature]*  
 CHAIRMAN  
*[Signature]*  
 SECRETARY

**KENTUCKY AVE.**  
 R/W = 50' PER RECORDED PLAT (40' PER FIELD MEASUREMENTS)

DEDICATION CERTIFICATION

WE, THE UNDERSIGNED, *Hershel Gorman, Jr. & Patricia A. Gorman*, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND DO HEREBY AGREE THAT WE WILL ABIDE BY ALL REQUIREMENTS OF THE CITY STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF WILMINGTON, OHIO.  
 THIS SUBDIVISION TO BE KNOWN AS REPLAT OF LOTS 136 THROUGH 144 A VACATED ALLEY OF E.R. MILLS GRANDVIEW ADDITION, SHALL BE AN ADDITION TO THE CITY OF WILMINGTON, OHIO, AND ALL STREETS, ALLEYS, AND PUBLIC AREAS THEREIN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

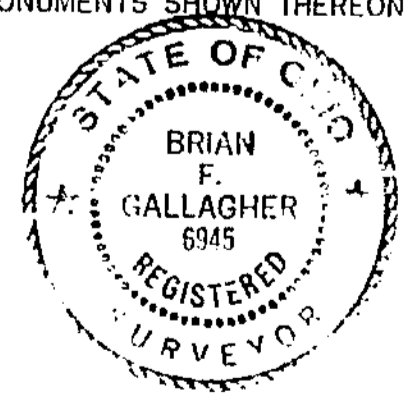
ALL EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE USE OF PRIVATE UTILITIES (E.G., CABLE TELEPHONE, AND GAS) OR PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND APPURTENANCES, ANY AND ALL WATER AND SEWER LINES AND THEIR APPURTENANCES AND ANY LIFT STATIONS WHICH MAY BE LOCATED THEREON.  
 WITHIN SAID EASEMENTS ARE ALSO DEDICATED AND CONVEYED TO THE CITY OF WILMINGTON, OHIO, THE STRUCTURES SHALL BE PLACED WITHIN AN EASEMENT, AND ANY TREES, FLOWERS, OR OTHER ORNAMENTALS WITHIN THE EASEMENT ARE PLACED THERE AT THE PROPERTY OWNER'S RISK. AFTER CONSTRUCTION AND GRADING IS COMPLETED, NO PLANTS SHALL BE PLACED ON ANY LOT EXCEPT WHERE THEY EXIST ON THE DATE OF THIS PLAT.

*Hershel Gorman, Jr.* WITNESS  
*Patricia A. Gorman* WITNESS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED *Hershel Gorman, Jr. & Patricia A. Gorman*, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS/HERS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF August, 1998.

ENGINEER OR SURVEYOR CERTIFICATION

I, BRIAN F. GALLAGHER, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER OR SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF OHIO, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE OR SUPERVISED BY ME, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AT THEIR LOCATIONS.



*Brian F. Gallagher*  
 ENGINEER-SURVEYOR  
 6945

REGISTRATION No. 6945  
Aug. 18, 1998  
 DATE

PROJECT DATA:

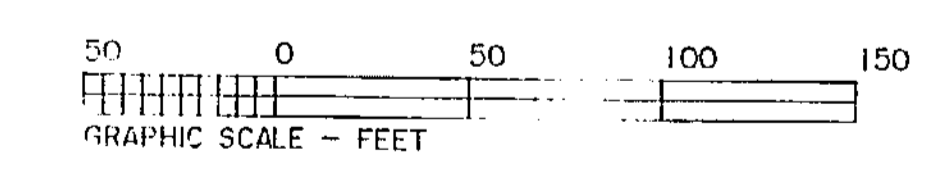
EXISTING ZONING: "R-1"  
 4.4555 TOTAL ACREAGE  
 4.3545 ACRES IN 15 SINGLE FAMILY LOTS  
 0.1010 ACRES IN DEDICATED RIGHT OF WAY

MINIMAL LOT REQUIREMENTS

AREA: 7200 SQ. FT.  
 FRONT YARD: 60 FT.  
 REAR YARD: 40 FT.  
 SIDE YARD: 5 FT.  
 HEIGHT: 20 FT.  
 MIN. LOT: 1 AC. FT.

OWNER/DEVELOPER:

*Hershel Gorman, Jr. & Patricia Ann Gorman*  
 4632 Ross Rd.  
 P.O. Box 18  
 Portonia, OH 45103  
 (513) 732-9171



PREPARED BY  
**SOUTHWEST OHIO LAND SURVEYS**  
 P.O. BOX 201, WILMINGTON, OHIO 45177  
 (513)-382-0799

DATE: 11-27-1997	DEED NO.: 9720GOLCRD	FILE NO.: 97-20
REVISED: 107-11-98: DETENLEAS'T	COV/RES. 9-12-98	
SCALE: 1" = 50'	DRAWN BY: DAH	CHKD BY: BFG
		DATE: 24362027

SHT No. 1 OF 7

- LEGEND:**
- 5/8" IRON PIN (FOUND)
  - 5/8" IRON PIPE (FOUND)
  - P.K. MASONRY NAIL (SET)
  - 5/8" IRON PIN (SET) W/PLASTIC I.D. CAP
  - EXISTING PAVEMENT (EDGE)
  - EXISTING GRAVEL DRIVE (EDGE)
  - EXISTING CATCH BASIN
  - EXISTING STORM LINE SIZE AND TYPE DENOTED
  - EXISTING OVERHEAD UTILITIES TYPE DENOTED
  - EXISTING ROAD SIGN TYPE DENOTED
  - EXISTING UTILITY POLE
  - EXISTING ANCHOR W/ATTACHED GUY WIRE
  - EXISTING STREET LIGHT
  - EXISTING TELEPHONE JUNCTION BOX
  - EXISTING UNDERGROUND UTILITY TYPE DENOTED
  - EXISTING GROUND LIGHT
  - EXISTING GAS VALVE
  - EXISTING WATER VALVE
  - EXISTING METER TYPE DENOTED
  - EXISTING FIRE HYDRANT
  - EXISTING ELECTRIC BOX
  - EXISTING SANITARY CLEAN OUT
  - EXISTING FENCELINE TYPE DENOTED
  - APPROXIMATE LIMIT OF TREES
  - INDIVIDUAL TREES
- 1) SOURCE DOCUMENTS: DEED REFERENCES AND SURVEYS AS SHOWN ON PLAT  
 2) MONUMENTS FOUND IN GOOD CONDITION AT TIME OF SURVEY UNLESS OTHERWISE NOTED