

*Micks*

## DECLARATION OF COVENANTS & RESTRICTIONS

This Declaration made this 1<sup>st</sup> day of March, 2013 by the owner certain real property located within Richland County, Ohio and more fully described on Exhibit A, attached hereto and incorporated herein by reference.

### WITNESSETH:

WHEREAS, the undersigned owner of the real property described on Exhibit A have decided to provide for the preservation of the values and amenities in and around said real property and in order to further such values hereby provides the following Declaration of Covenants and Restrictions with respect to the real property which shall run with the land.

NOW, THEREFORE, the owners declare that the real property described on Exhibit A is, and shall be, held, transferred, sold, conveyed and occupied subject to the Covenants, Restrictions, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

1. The real property shall be used solely and exclusively as a single family residences.
2. All vehicles, including automobiles, trucks, motor homes, trailers, boats, tractors, recreational vehicles must be stored in a building. However, temporary parking of passenger vehicles on any portion of the private driveway is permitted.
3. No outside cloths line, above-ground swimming pool, TV towers, wooden towers or towers or yard fences of any nature shall be permitted on the real property with the exception of a pool house and a privacy fence for those residences with a pool. Out buildings are permissible as long as they of quality construction and in character with the main residence.
4. The real property may only be sub-divided into a minimum of five (5) acre lots and each lot may have no more than two residences on it 
5. No structure of any temporary character, trailer, mobile home, basement, tent, shack or a barn may be used as a residence on the real property.
6. The owners of the real property shall care for, keep and maintain the trees, shrubbery and garden thereon in good condition, shall see the same properly trimmed and replace trees and shrubbery that are damaged due to disease and aging.
6. All dwellings to be constructed on a property shall be of quality of workmanship and materials substantially the same or better than that produced on the dates these Covenants are recorded. All dwelling exteriors shall be constructed using at least sixty percent (60%) brick or natural stone. 
7. The ground floor of the main residence, exclusive of one (1) story open porches, basement, breezeways and garages shall be not less than three thousand (3,000) square feet for a one story dwelling, nor less than One Thousand Five Hundred (1,500) square feet for a dwelling of more than one story. 
8. All future driveways on a property shall consist entirely of concrete or asphalt.