

# COVENANTS & RESTRICTIONS

1. No Single Wide or Double Wide manufactured homes, or mobile homes shall be placed or used on any part of the property for any purposes. No modular type homes are permitted; with the sole exception of a cape cod type home or a two story style home.
2. Any residence constructed upon the property shall contain no less than 1700 square feet of living area not counting garages, porches, screened in porches, basements or other such additions.
3. Any residence shall have a fully enclosed continuous permanent foundation.
4. No multi-family dwellings are permitted.
5. No inoperative vehicles or vehicles without a valid license shall be permitted to remain stored outdoors on any part of the premises for more than thirty (30) days.
6. No noxious or offensive activity shall be carried on upon any lot. Nothing shall be done or placed or permitted to remain on any lot which is unlawful or hazardous or which may endanger the health or unreasonably disturb the quiet occupancy of any persons residing on any other lot, including but not limited to four wheeler tracks, dirt bike tracks, go car tracks, and shooting ranges.
7. No "feed-lot" livestock operations or livestock of any kind or nature shall be permitted on the premises except for 4-H projects which shall have the following limits and conditions;
  - A) no more than one swine shall be housed on the property at any given time,
  - B) all 4-H livestock projects shall be limited to one project per resident child.
8. There shall be no businesses operated on said premises except for a business conducted from inside the family dwelling.
9. No junk, refuse, waste, or garbage shall be permitted to accumulate upon said property for more than thirty (30) days.
10. No more than one residence shall be permitted on any lot.
11. These covenants and restrictions shall run with the land and the invalidity of any covenant, restrictions, condition or provision contained herein shall not impair or effect in any manner the validity, enforceability or effect of the remaining covenants, restrictions, conditions or provisions contained herein.
12. Notwithstanding anything else contained in the restrictions to the contrary, these restrictions may be terminated or amended at any time, as to any or all of the covenants, conditions or restrictions, upon the execution of a written instrument, by the owners of seventy-five percent (75%) of the lots or tracts in the development. The instrument containing such termination or amendments shall be duly recorded in the records of Highland County Ohio.

Owner & Developer:  
 Jeffrey J. Hoskins, et. al.  
 127 South High Street  
 Hillsboro, Ohio 45133

Lots = 70.578 Ac.  
 Stafford Road (C-34A) = 3.279 Ac.  
 Total Area = 73.857 Ac.

