

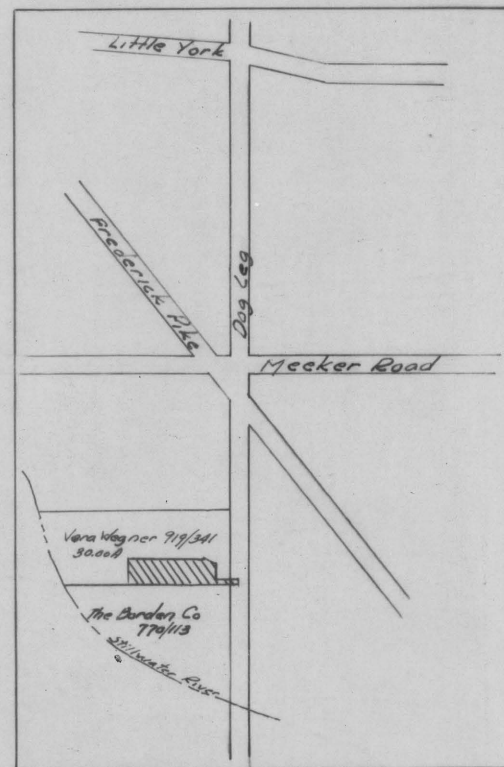
PROTECTIVE COVENANTS

1. All the lots in the within subdivision shall be known and described as single-family residential lots.
2. No structures shall be erected, altered, placed or be permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.
3. No lot shall hereafter be subdivided into parcels for additional residential purposes.
4. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than twelve hundred and fifty (1250) square feet for a one story dwelling nor less than eight hundred and fifty (850) square feet for a dwelling of more than one story.
5. No building shall be located closer than five (5) feet to any side lot line, nor shall the sum of the side yard spaces be less than fifteen (15) feet and said structure shall not be located nearer to the front lot line than a fifty (50) foot set back line, nor shall any structure be located nearer to the rear lot line than thirty (30) feet. The above covenant does not include steps, eaves or open porches.
6. No trailer, tent, basement, shack, garage, barn or other outbuilding erected in this plat shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
7. No fence shall be erected nearer the front lot line than fifty (50) feet unless same shall be a hedge or shrub growth not to exceed four (4) feet in height.
8. No sign or billboard except professional or "For Sale" signs shall be erected on any lot in this plat, and no barn, stable or other outbuildings for housing domestic animals or poultry except household pets be permitted.
9. No noxious or offensive trade 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.
10. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1980, at which time said covenants and restrictions are automatically extended for successive ten (10) year periods, unless by a vote of a majority of the property owners in this plat, these covenants and restrictions are amended or terminated.
11. These covenants and restrictions shall be enforceable by injunction and other wise by the grantor, its successors or assigns.
12. Invalidation of any one of these covenants and restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
13. Until such time as a sanitary sewer system shall have been constructed to serve this subdivision a sewage disposal system constructed in accordance with the requirements of the County Board Of Health shall be installed to serve each dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain.
14. Until such time as public water supply is available to serve this subdivision, drinking water shall be supplied from individual wells drilled for each dwelling erected in the area in accordance with the requirements of the County Board Of Health.

RECORD PLAN

COUNTRY ACRES
 LOCATED IN
 SECTION 31, TOWN 3 RANGE 6 EAST
 BUTLER TOWNSHIP
 MONTGOMERY COUNTY, OHIO
 CONTAINING 13.00 ACRES
 Scale: 1"=60' JANUARY 23, 1956

The within plat is a subdivision of acres out of land conveyed to Vera Wegner by deed recorded in Deed Book 919, Page 341, of the Deed Records of Montgomery County, Ohio.



APPROVED March 23, 1956
 Montgomery County Planning Co

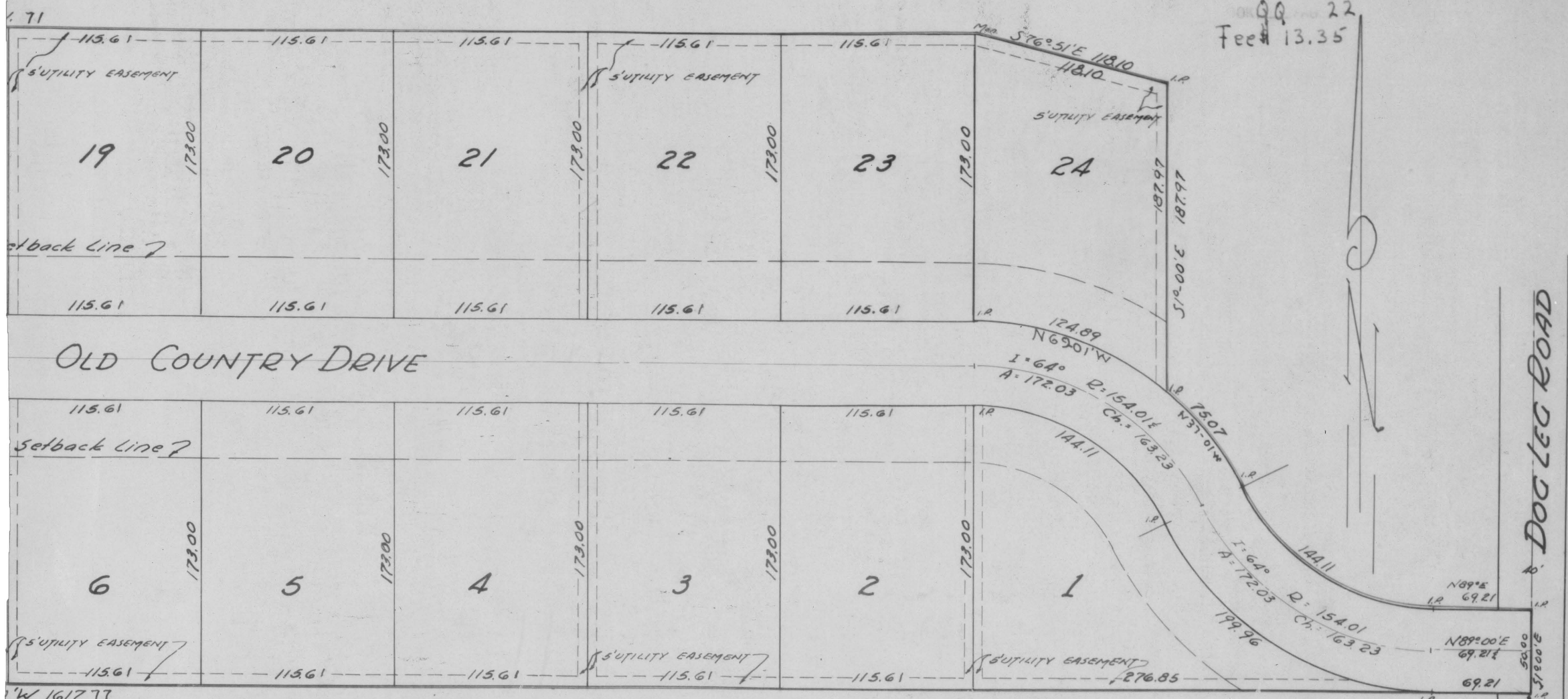
Alduro
 Executive Director

TRANSFERRED
 TO THE COUNTY AUDITOR

1956 MAR 26

Book 99 Page 22
 Transferred 2-26-56
 Received 3-26-56
 Time 2:17 P.M.
 Recorded 3-26-56
 Fee \$ 13.25
 CHARLES S. HECK
 Montgomery County Recorder

RECEIVED
 CHARLES S. HECK
 RECORDER
 MAR 26 2 17 PM 1956
 MONTGOMERY CO. OHIO
 RECORDER
 Book 99 Page 22
 Fee \$ 13.35



RD PLAN
 BY ACRES
 D IN
 IN 3 RANGE 6 EAST
 TOWNSHIP
 COUNTY, OHIO
 1300 ACRES
 JANUARY 23, 1956

We the undersigned being all of the owners and lienholders of the lands herein platted do hereby dedicate the streets shown on the plat to the public use forever.
 Easements shown on the plat are for the construction, operation, repair, maintenance, replacement or removal of water, sewer, gas, electric, telephone or other utility lines or services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities, and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

Signed and acknowledged
 in the presence of:
Richard Oldham
Richard Oldham
Otto Wegner
 Husband
Vera Wegner
 Wife

State of Ohio County of Montgomery, S.S.
 Be it remembered that on this 23rd day of FEBRUARY, 1956, before me the undersigned a Notary Public in and for said County and State personally came Vera Wegner and Otto Wegner to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.
 In testimony whereof, I have hereunto set my hand and Notary seal on the day and date above written.

Richard Oldham
 Notary Public in and for Montgomery County, Ohio
 RICHARD OLDHAM MY COMM. EXPIRES 1-24-58

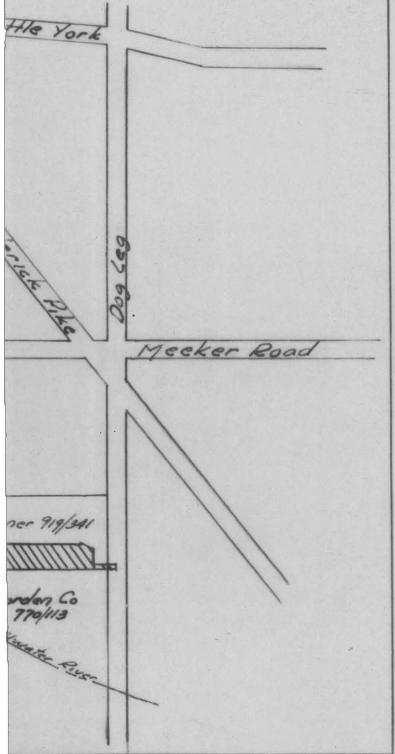
State of Ohio County of Montgomery, S.S.
 Vera Wegner, being duly sworn, says that all persons and corporations, to the best of her knowledge, interested in this dedication, either as owners or as lienholders, have united in its execution.

Vera Wegner
Richard Oldham
 Notary Public in and for Montgomery County, Ohio
 RICHARD OLDHAM MY COMM. EXPIRES 1-24-58

The measurements are certified correct and monuments are set as shown. Curved distances are measured on the arc.

D. A. Miller No. 3234
 D.A. Miller - Registered Surveyor & Engineer

It is a subdivision of land conveyed to Vera Wegner recorded in Deed Book 1300 of the Deed Records of Montgomery County, Ohio.



VICINITY SKETCH
 No Scale

APPROVED March 23, 1956
 Montgomery County Planning Commission
Alcuro
 Executive Director

This instrument was prepared by
John A. Campanale

APPROVED AS TO MEASUREMENTS AND OWNERS BY COUNTY ENGINEER'S OFFICE

