

PROTECTIVE COVENANTS

RESTRICTIONS FOR CHEROKEE HEIGHTS SUBDIVISION

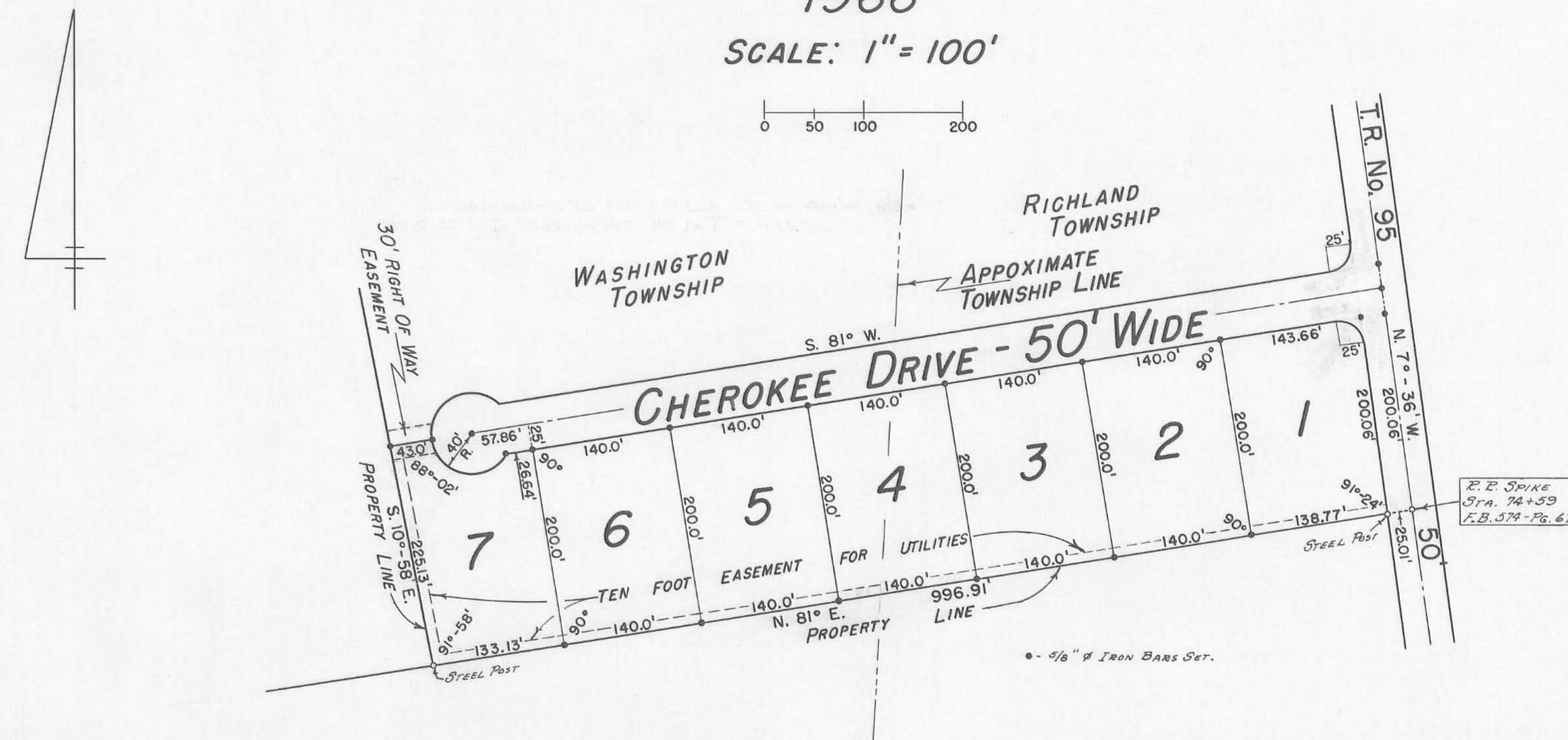
As a part of the consideration for this conveyance and in consideration of the incorporation of like covenants, save as to the value of the residence to be erected on each sublot, in any and all conveyances of other sublots by said allotment, the grantee herein, for himself, his heirs, executors, administrators and assigns, hereby covenants and agrees to and with the said grantor, its successors and assigns, for the use and benefit of said grantor, its successors and assigns, and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under the said grantor, its successors and assigns, to any lot or parcel of land situated in said allotment, as follows:

1. There shall not be erected, placed or suffered to remain on said premises any building or structure whatever other than a one family private dwelling house, designed and intended for the occupancy of one family only, not exceeding two stories in height. If a garage is to be erected, said garage must be attached to the residence.
2. Said premises shall be used for residential purposes only and shall not be used for any business, trade or industrial purposes, and nothing shall be sold therefrom.
3. No building or temporary housing of any kind shall be moved upon said premises and no residence shall be constructed upon said premises that shall contain second hand material.
4. No part of such dwelling house, exclusive of fences shall be erected, placed or suffered to remain on said premises within 100 feet of the street or highway on which premises front, nor within 25 feet of either side line of said premises.
5. No residence shall be erected on said premises having less than 1200 square feet of floor space, not to include breezeways, garages, open or closed porches, or basements.
6. No residence shall be erected on said premises without inside plumbing connected either to a sanitary sewer or septic tank and leaching bed, such plumbing and sanitary facilities to conform to all applicable government regulations.
7. No fences exceeding four feet in height shall be erected on said premises and must be of open construction.
8. Said premises shall not be used for commercial gambling or any illegal or immoral purpose, or for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of the adjacent or neighboring premises.
9. No advertising signs, billboard or other advertising device, except such as pertaining to the sale or rental of the land, shall be erected, placed or suffered to remain upon said premises.
10. The premises herein conveyed must be maintained at all times in good condition and repair. Lawns must be well mowed and all trees, shrubs and other plantings properly trimmed. Grantor reserves the right to do such mowing and trimming at grantee's expense, should grantee fail to do so.
11. All fuel tanks shall be sunk below the ground and not exposed. All trash and garbage containers shall be sunk below the ground or kept within the interior of the building on said premises, said trash and garbage to be removed weekly but in no event to be buried on said premises. No open trash fires shall be permitted except leaf fires after 2:00 P.M.
12. No chickens or other fowl or livestock of any kind, with the exception of household pets, shall be kept or harbored on the land hereby conveyed. Household pets must be confined to the grantees premises and not permitted to run at large. Such household pets shall be removed from said premises if they become annoyances to the neighbors.
13. No building material dumps shall be allowed to remain on the premises for more than 30 days. No unsuitable watercraft or vehicles may remain on the premises for more than two weeks. Fire and wind damage on said premises must be repaired in 30 days and said damaged property removed from premises.
14. Clothes lines erected outside must be at rear of premises and be of two inch pipe construction, neat in appearance.
15. No gas or oil well shall ever be constructed or maintained in or on said premises.
16. No concrete block building shall be constructed on said premises. Any building erected shall be faced with either brick, wood or stone.

Note: All covenants herein contained shall run with the land and shall inure to the benefit of, and be binding upon the parties hereto, their assigns or successors in interest, their heirs, executors and administrators.

CHEROKEE HEIGHTS SUBDIVISION No. 1
V.M.S. 9925 - 9946 - 10121
RICHLAND - WASHINGTON TOWNSHIPS
LOGAN COUNTY, OHIO
1966

SCALE: 1" = 100'



Approved this 14th day of March 1966.

Chester R. Kutz
 Logan County Engineer

New road to be a private road, to be maintained by the Grantors herein, until construction of said road complies with the minimum requirements for County and Township Roads as established and determined by the Logan County Engineer.

Garth Tallman Ruth Ann Tallman 3-11-66
 Grantors: Date:

The road indicated on the above plat has been constructed in compliance with the minimum requirements for County and Township Roads and are hereby approved.

Chester R. Kutz 6/29/66
 Logan County Engineer: Date:

The accompanying plat is hereby approved and accepted by the Board of County Commissioners at a regular meeting this 14th day of March 1966.

Wm. C. Fenice
William A. Felt

Know All Men By These Presents:
 That Garth Tallman and Ruth Ann Tallman, his wife, proprietors of the land indicated on the accompanying plat, have authorized the plotting thereof, and do hereby dedicate the roads to the public use forever.

Wm. C. Fenice Garth Tallman
John D. Lotte Ruth Ann Tallman
 Witnesses: Proprietors:

Don Downing
 Logan County Commissioners

The within lots transferred this 17 day of MARCH 1966.

Chas H. Chamberlain
 Logan County Auditor

The accompanying plat represents a Subdivision of land in V.M.S. 9925-9946-10121, Richland and Washington Townships, Logan County, Ohio.

All dimensions are in feet and decimals of a foot. The lots contain an area of 4.50 acres, 2.40 acres in Richland Township and 2.10 acres in Washington Township, the street contains an area of 1.25 acres, 0.69 acres in Richland Township and 0.56 acres in Washington Township, making a total of 5.75 acres.

I hereby certify that the accompanying plat is a correct representation of Cherokee Heights Subdivision No. 1, as surveyed February 1966.

Dan L. Dodson
 Dan L. Dodson
 Registered Surveyor No. 4270

Drawn: March 3, 1966.
 DANIEL E. GILBERT

State Of Ohio
 County Of Logan SS:

Be it remembered that on this the 11th day of March in the year of our Lord, One Thousand Nine Hundred and Sixty-six, before me a Notary Public in and for said County, personally came Garth Tallman and Ruth Ann Tallman, his wife, grantors in the foregoing dedication, who acknowledged the signing thereof to be their free and voluntary act and deed.

Wm. C. Fenice
 Notary Public

Feb. 21, 1968
 My Commission Expires

Approved this 12th day of MARCH 1966.

COUNTY
 4031
 INDEX NO.
 INDEXED ON MAP

Douglas Wethead, MD., Health Commissioner
 Logan County
 Board of Health