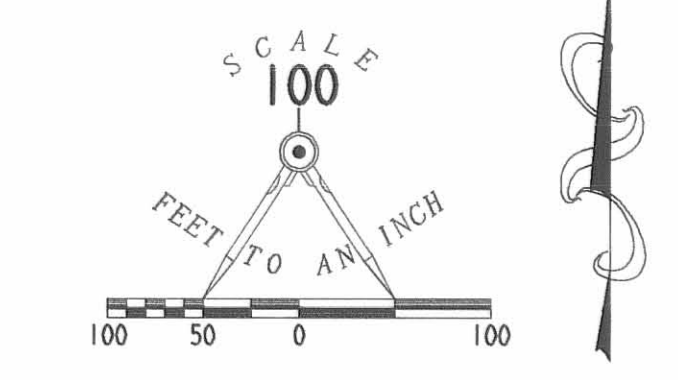


MARELM MEADOWS SUBDIVISION

VIRGINIA MILITARY SURVEY 3220, JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO



VIRGINIA MILITARY SURVEY 5738
VIRGINIA MILITARY SURVEY 3220



- LEGEND
- 5/8" INCH IRON ROD TO BE SET UPON COMPLETION OF CONSTRUCTION
 - 5/8" IRON ROD SET
 - 5/8" INCH IRON ROD FOUND
 - CONCRETE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
 - MAG NAIL TO BE SET UPON COMPLETION OF CONSTRUCTION
 - ⊕ MAG NAIL SET
 - ⊞ STONE FOUND
 - ⊙ 6" WOOD POST FOUND

NOTES:

IN ADDITION TO OTHER EASEMENTS SHOWN OR NOTED, AN EXCLUSIVE TWO FEET DIAMETER EASEMENT IS RESERVED AT ALL PROPERTY CORNERS AND POINTS OF CURVATURE FOR MONUMENTATION. NO SURFACE OR BURIED UTILITIES OF ANY KIND MAY BE PLACED WITHIN THESE EASEMENT AREAS.

THE UTILITY EASEMENTS INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR, AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE FOR USE WITHIN THE MARELM MEADOWS SUBDIVISION. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY UTILITY EASEMENT.

ANY IMPROVEMENTS WHICH ARE PART OF THE DRAINAGE SYSTEM USED FOR THE DETENTION AND TRANSPORT OF SURFACE AND STORM WATERS FROM THE MARELM MEADOWS SUBDIVISION, OR WHICH ARE NECESSARY TO SUPPORT AND OPERATE SUCH DRAINAGE SYSTEM, INCLUDING WITHOUT LIMITATION, SUBSURFACE TILE AND CURTAIN DRAIN OUTLETS, MAY BE LOCATED ON OR WITHIN ANY UTILITY EASEMENTS INDICATED ON THIS PLAT.

EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES SHALL CONFORM TO JEFFERSON TOWNSHIP ZONING REGULATIONS.

THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

BY GRAPHIC PLOTTING ONLY, THE AREA SHOWN HEREON IS IN FLOOD ZONE "C". AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP PANEL NUMBER 390772 0120 C, DATED MAY 15, 1985. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE.

THE SUBDIVISION PLAT SATISFIES THE REQUIREMENTS OF 711.02(B).

SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY 3220, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO.

THE TRACT HAS A TOTAL AREA OF 49.733 ACRES, OF WHICH 6.302 ACRES ARE WITHIN THE STREET RIGHTS-OF-WAY, LEAVING 43.431 ACRES IN 34 RESIDENTIAL BUILDING LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF

I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF MARELM MEADOWS SUBDIVISION AS SURVEYED IN APRIL OF 2000, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.



JEFFREY J. LEE
PROFESSIONAL SURVEYOR 6359
APRIL 28, 2000

DEVELOPER
MARELM LLC
4392 TOWNSHIP ROAD 148
EAST LIBERTY, OHIO 43319
(937) 666-4903

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MARELM, LLC, OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THERON AND DOES HEREBY DEDICATE THE STREETS TO THE PUBLIC USE FOREVER. IT WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON UPON COMPLETION OF THE CONSTRUCTION FOR WHICH SURETY IS POSTED.

WITNESSES
SIGNATURE Roger D. Kennard
PRINTED NAME Roger D. Kennard
SIGNATURE Loretta Pool
PRINTED NAME LORETTA POOL

OWNER
MARELM LLC
Elmer D. Bible
BY ELMER D. BIBLE, MANAGER

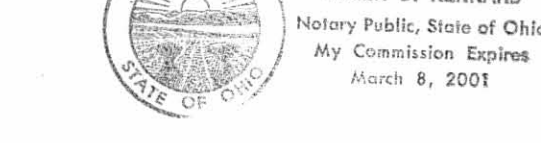
STATE OF OHIO SS:
COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME ELMER D. BIBLE, MANAGER OF MARELM, LLC, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND VOLUNTARY ACT AND DEED OF MARELM, LLC, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

8 DAY OF February 2001

Roger D. Kennard
NOTARY PUBLIC



APPROVALS

PLAT PRE-APPROVED Jon C. Hill 2-8-01

PLAT CHECKED Jon C. Hill 2-16-01

REVIEWED THIS 14 DAY OF February 2001. Jim Umsted
CHAIRMAN JEFFERSON TOWNSHIP TRUSTEES

APPROVED THIS 8th DAY OF February 2001. Samuel K. Lee
LOGAN COUNTY ENGINEER

THE SIGNATURE OF THE LOGAN COUNTY HEALTH COMMISSIONER APPROVING THIS PLAT SHALL IN NO WAY INDICATE, INFER OR BE CONSTRUED TO MEAN THAT INDIVIDUAL SEWAGE TREATMENT SYSTEMS ARE OR HAVE BEEN APPROVED FOR ANY LOT. EACH LOT OWNER SHALL BE REQUIRED TO OBTAIN APPROVAL OF THE LOGAN COUNTY GENERAL HEALTH DISTRICT IN ORDER FOR A SEWAGE TREATMENT SYSTEM TO BE CONSTRUCTED AND OPERATED ON SUCH OWNER'S LOT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF OHIO, AND THE RULES AND REGULATIONS PROMULGATED BY OR APPLICABLE TO THE LOGAN COUNTY GENERAL HEALTH DISTRICT.

APPROVED THIS 9th DAY OF February, 2001. W. J. Schellert
LOGAN COUNTY HEALTH DEPARTMENT

THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY RESOLUTION NO. _____ RECORDED IN THE LOGAN COUNTY COMMISSIONERS' JOURNAL ON THIS _____ DAY OF _____, 20 ____.

APPROVED THIS 8 DAY OF February 2001. Gregory J. Harris
LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION

APPROVED THIS 15th DAY OF February, 2001. Samuel K. Lee
LOGAN COUNTY ENGINEER

John Bayliss
Paul Rosen
LOGAN COUNTY COMMISSIONERS

TRANSFERRED THIS 16th DAY OF February, 2001. Michael E. Yoder
AUDITOR, LOGAN COUNTY, OHIO

FILED FOR RECORD THIS 16th DAY OF February, 2001, AT P.M. 2:09

RECORDED THIS 16th DAY OF February, 2001. IN PLAT CABINET B, SLIDE 59B & 60A

Linda Hanson
RECORDER, LOGAN COUNTY, OHIO

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARINGS	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARINGS
C 1	92°43'17"	35.00'	56.64'	36.70'	50.66'	N 38°34'07"W	C 15	118°00'00"	70.00'	144.16'	116.50'	120.00'	S 73°09'20"W
C 2	80°54'55"	25.00'	35.31'	21.32'	32.44'	N 45°22'21"E	C 16	90°05'35"	65.00'	102.21'	65.11'	92.00'	N 49°57'41"E
C 3	98°38'35"	70.00'	120.52'	81.44'	106.17'	N 36°30'31"E	C 17	87°16'43"	35.00'	53.32'	33.38'	48.31'	N 51°25'53"E
C 4	90°09'43"	70.00'	110.15'	70.20'	99.13'	N 57°53'38"W	C 18	72°06'37"	70.00'	88.10'	50.96'	82.40'	S 40°58'12"W
C 5	90°05'35"	35.00'	55.03'	35.06'	49.54'	S 49°57'41"W	C 19	35°54'55"	70.00'	43.88'	22.69'	43.16'	S 58°02'34"E
C 6	92°47'03"	35.00'	56.68'	36.74'	50.69'	N 38°36'00"E	C 20	80°54'55"	25.00'	35.31'	21.32'	32.44'	S 35°32'34"E
C 7	87°12'57"	35.00'	53.28'	33.34'	48.28'	N 51°24'00"E	C 21	55°09'00"	70.00'	67.38'	36.56'	64.81'	N 67°29'45"E
C 8	36°15'36"	95.00'	60.12'	31.11'	59.12'	N 76°52'41"E	C 22	87°45'55"	70.00'	107.23'	67.32'	97.05'	N 03°57'43"W
C 9	53°49'59"	95.00'	89.26'	48.23'	86.01'	N 31°49'53"E							
C 10	80°54'55"	25.00'	35.31'	21.32'	32.44'	S 54°36'47"W							
C 11	51°56'49"	70.00'	63.47'	34.10'	61.31'	N 21°03'31"W							
C 12	173°03'11"	70.00'	211.42'	1153.26'	139.74'	S 46°26'29"W							
C 13	89°54'25"	35.00'	54.92'	34.94'	49.46'	S 40°02'19"E							
C 14	90°05'35"	35.00'	55.03'	35.06'	49.54'	N 49°57'41"E							

2 WORKING DAYS
BEFORE YOU DIG
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OHIO UTILITIES PROTECTION SERVICE.

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LEE SURVEYING & MAPPING CO., INC.
117 North Madison Street
Bellefontaine, Ohio 45311
(937) 593-7335

D 360 BIBLPLAT
PRINTED JANUARY 17, 2001

MARELM MEADOWS SUBDIVISION

VIRGINIA MILITARY SURVEY 3220, JEFFERSON TOWNSHIP
LOGAN COUNTY, OHIO

DESCRIPTION

LYING IN VIRGINIA MILITARY SURVEY 3220, JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO

BEING ALL OF THE MARELM, LLC 49.733 ACRE TRACT AS DEEDED AND DESCRIBED IN OFFICIAL RECORD 479, PAGE 501, OF THE LOGAN RECORDS OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE INTERSECTION OF THE CENTER-LINE OF TOWNSHIP ROAD 55 AND THE NORTH LINE OF VIRGINIA MILITARY SURVEY 3220.

THENCE WITH THE NORTH LINE OF VIRGINIA MILITARY SURVEY 3220 AND THE SOUTH LINE OF THE WALTER L. LAMB ORIGINAL 147.66 ACRE TRACT (VOL. 355, PAGE 244, TRACT 11), S 84°55'45" E, A DISTANCE OF 1612.62 FEET TO A 5/8 INCH IRON ROD FOUND, PASSING A 5/8 INCH IRON ROD SET AT 30.03 FEET.

THENCE WITH THE WEST LINE OF THE JOHN R. HORTON ORIGINAL 124.564 ACRE TRACT (O.R. 338, PG. 466) S 4°54'54" W, A DISTANCE OF 1313.86 FEET TO A 6 INCH WOOD POST FOUND.

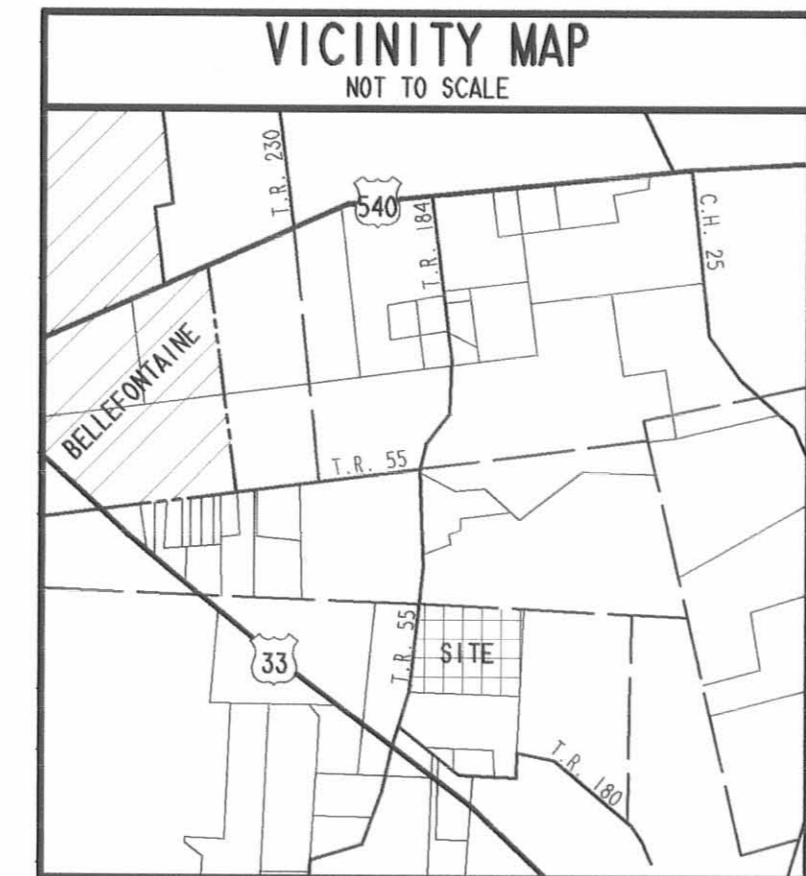
THENCE WITH THE NORTH LINE OF THE HAROLD M. JACKSON ORIGINAL 48.51 ACRE TRACT (VOL. 382, PAGE 553), N 84°59'31" W, A DISTANCE OF 1706.29 FEET TO A MAG NAIL SET, PASSING A 5/8 INCH IRON ROD SET AT 1628.47 FEET.

THENCE WITH THE CENTER-LINE OF TOWNSHIP ROAD 55 (150 FEET WIDE), N 15°45'32" E, A DISTANCE OF 198.50 FEET TO A STONE FOUND.

THENCE CONTINUING WITH THE CENTER-LINE OF TOWNSHIP ROAD 55, N 7°47'32" E, A DISTANCE OF 1121.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.733 ACRES, OF WHICH 0.989 ACRE IS WITHIN THE HIGHWAY RIGHT-OF-WAY.

THE BASIS FOR BEARINGS IS THE NORTH LINE OF VIRGINIA MILITARY SURVEY 3220, BEING S 84°55'45" E, AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY LEE SURVEYING AND MAPPING CO., INC. ON JANUARY 28, 2000.



COVENANTS AND RESTRICTIONS

AS A PART OF THE CONSIDERATION FOR THE CONVEYANCE, THE GRANTEEES FOR THEMSELVES AND THEIR HEIRS AND ASSIGNS, AGREE AS FOLLOWS:

1) LOT SPLIT. NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RESALE, GIFT, TRANSFER, OR OTHERWISE, SO AS TO CREATE A NEW BUILDING LOT, NOTHING UNDER THIS PARAGRAPH SHALL RESTRICT THE PROPRIETOR OR SUBSEQUENT OWNERS FROM DIVIDING A LOT IN SUCH A WAY THAT IT DOES NOT CREATE A NEW BUILDING LOT.

2) LAND USE. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS SINGLE FAMILY RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF (2-1/2) STORIES IN HEIGHT WITH A MINIMUM OF A TWO CAR ATTACHED GARAGE, EXCEPT THAT ONE UNATTACHED NON-RESIDENTIAL OUT BUILDING OR SHED IS PERMITTED. ANY SUCH UNATTACHED BUILDING OR SHED SHALL BE LOCATED NOT LESS THAN 60 FEET FROM ANY RESIDENCE. OUT BUILDINGS SHALL CONFORM WITH THE ARCHITECTURAL STYLE OF THE RESIDENCE HOUSE, INCLUDING WITHOUT LIMITATION, THE ROOF PITCH REQUIRED HEREUNDER FOR THE RESIDENCE HOUSE.

3) MOBILE HOMES. NO MOBILE HOMES OR MODULAR HOUSING SHALL BE PERMITTED ON ANY LOT FOR ANY PURPOSE, INCLUDING STORAGE THEREOF, IT BEING THE INTENTION OF THIS RESTRICTION TO PROHIBIT ANY HOUSING THAT HAS, OR HAD AT ANY TIME, A CERTIFICATE OF TITLE OR A MANUFACTURER'S STATEMENT OF ORIGIN AND TO REQUIRE THAT ALL HOMES BUILT IN MARELM MEADOWS SHALL BE CUSTOM STICK BUILT ON THE PREMISES, OR SHALL BE MANUFACTURED (INDUSTRIALIZED) HOMES.

4) MINIMUM LIVING AREA. RESIDENCE HOMES SHALL HAVE A MINIMUM LIVING AREA OF 1500 SQUARE FEET FOR A ONE STORY HOME AND 1500 SQUARE FEET FOR A MULTILEVEL HOME, EXCLUSIVE OF PORCHES, GARAGES, AND BASEMENTS.

5) PLAN APPROVAL. FOR THE PURPOSES OF MAINTAINING SPECIFIC ARCHITECTURAL GUIDELINES AND STANDARDS FOR THE DEVELOPMENT OF ALL THE LOTS WITHIN MARELM MEADOWS, EACH OWNER OF A LOT SHALL BE REQUIRED TO SUBMIT TWO (2) SETS OF COMPLETE BUILDING AND SITE PLANS TO THE PROPRIETOR, MARELM LLC, SETTING FORTH THE GENERAL ARRANGEMENTS OF THE INTERIOR AND EXTERIOR OF THE STRUCTURE, INCLUDING THE COLOR AND TEXTURE OF THE BUILDING MATERIALS, THE TYPE AND CHARACTER OF ALL SUCH AS DECORATIVE WALLS, CHIMNEYS, DRIVEWAYS AND WALKWAYS AND DETAILING THE LOCATION OF THE STRUCTURE ON THE LOT INCLUDING SETBACKS, DRIVEWAY LOCATIONS, GARAGE OPENINGS, ORIENTATION OF THE STRUCTURE TO THE TOPOGRAPHY AND CONFORMANCE WITH THE GRADING AND DRAINAGE PLAN.

19) ACTIVITIES PROHIBITED. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE TRANSACTED ON ANY LOT, INCLUDING THE MANUFACTURE OR SALE OF INTOXICATING LIQUOR, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, NOR SHALL THE PREMISES BE USED IN ANY WAY FOR ANY PURPOSE WHICH WOULD ENDANGER THE HEALTH OR DISTURB THE PEACE AND QUIET OF THE SUBDIVISION. NO MORE THAN 2 "GARAGE SALES" OR "YARD SALES" SHALL BE PERMITTED ON ANY LOT DURING ANY CALENDAR YEAR. NO COMMERCIAL TRADE OR BUSINESS MAY BE CONDUCTED ON ANY LOT IF SUCH TRADE OR BUSINESS INVOLVES A SOLICITATION OF BUSINESS FROM THE GENERAL PUBLIC, INCREASES THE TRAFFIC FLOW WITHIN THE DEVELOPMENT, AND CONSISTENTLY INVOLVES CUSTOMERS FROM THE GENERAL PUBLIC PARKING ON THE LOT IN QUESTION OR ON ANY OTHER AREA WITHIN THE DEVELOPMENT, INCLUDING WITHOUT LIMITATION, THE STREETS WITHIN THE DEVELOPMENT.

20) VEHICLE STORAGE. NO RECREATIONAL VEHICLES, SNOWMOBILES, BOATS, MOTORCYCLES, TRAILERS, CAMPERS, LARGE TRUCKS DESIGNED WITH A CARGO WEIGHT IN EXCESS OF 1 GROSS TON, AND OTHER SIMILAR VEHICLES SHALL BE STORED ON ANY LOT UNLESS SUCH VEHICLES ARE STORED WITHIN THE GARAGE OR OUTBUILDING. NO SUCH VEHICLES SHALL BE PARKED ON THE STREETS OF THE DEVELOPMENT, EXCEPT FOR LARGE TRUCKS DESIGNED WITH A CARGO WEIGHT IN EXCESS OF 1 GROSS TON WHICH ARE IN THE PROCESS OF MOVING OR DELIVERING FURNITURE AND/OR APPLIANCES AT THE RESIDENCE WHERE SUCH TRUCKS ARE TEMPORARILY PARKED.

21) VEHICLES NOT IN USE. NO NON-FUNCTIONING AUTOMOBILE OR MOTOR VEHICLE SHALL BE PARKED MORE THAN 30 DAYS ON ANY STREET OR LOT, EXCEPT WHEN WITHIN THE GARAGE OR OUTBUILDING. AFTER SUCH A PERIOD, THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETRIMENTAL TO THE WELFARE OF THE SUBDIVISION AND SHALL BE REMOVED THEREFROM.

22) SIGNS. NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION, EXCEPT: (1) SO LONG AS THE PROPRIETOR OWNS LOTS IN THE SUBDIVISION; SIGN PLACEMENT WILL BE AT THE DISCRETION OF THE PROPRIETOR AND CURRENT LOCAL ZONING ORDINANCES; (2) ONE SIGN OF NOT MORE THAN THREE FEET SQUARE MAY BE USED TO ADVERTISE A LOT FOR SALE; AND (3) SIGNS MAY BE USED BY A BUILDER DURING THE PERIOD OF CONSTRUCTION ON A LOT.

23) ANIMALS. NO ANIMALS, BIRDS, INSECTS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS WHICH ARE KEPT FOR DOMESTIC PURPOSES ONLY, AND ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. NO MORE THAN TWO DOGS AND TWO CATS MAY BE KEPT ON ANY LOT EXCEPT SUCH DOGS OR CATS IN EXCESS OF SUCH NUMBERS THAT ARE LESS THAN THREE MONTHS OF AGE. ALL ANIMALS MUST BE RESTRAINED ON THE OWNER'S LOT AND OWNERS SHALL TAKE ALL STEPS NECESSARY TO INSURE THE SAME.

24) STORM DETENTION EASEMENT. STORM DETENTION EASEMENTS SHALL NOT BE ALTERED AND SHALL BE MAINTAINED BY THE LOT OWNER.

25) GOVERNMENTAL REGULATIONS. GRANTEEES FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS.

26) ANTENNAS. TELEVISION ANTENNAS WILL BE PERMITTED AS WILL SATELLITE DISHES NOT OVER 24 INCHES IN DIAMETER.

27) STORAGE TANKS. ALL PROPANE OR ANY OTHER TANKS STORING FUEL SHALL BE BURIED UNDERGROUND.

28) CLOTHES LINES. NO CLOTHING OR ANY OTHER HOUSEHOLD FABRICS SHALL BE HUNG IN THE OPEN ON ANY LOT, AND NO OUTSIDE CLOTHES DRYING OR AIRING FACILITIES SHALL BE PERMITTED ON ANY LOT.

29) WELLS. UNTIL SUCH TIME AS PUBLIC WATER SUPPLY IS AVAILABLE TO SERVE THIS SUBDIVISION, POTABLE WATER SHALL BE SUPPLIED FROM DUAL WELLS DRILLED FOR EACH DWELLING ERRECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.

30) SALE OF ALL LOTS. ONE YEAR AFTER THE SALE OF ALL OF THE LOTS IN MARELM MEADOWS BY THE PROPRIETOR, THE PHRASE "MAJORITY OF THE LOT OWNERS" WILL BE SUBSTITUTED FOR THE WORD "PROPRIETOR" IN THE ABOVE COVENANTS AND RESTRICTIONS. HOWEVER, ANY WRITTEN AGREEMENTS BY THE PROPRIETOR PRIOR TO THIS TIME WILL REMAIN IN EFFECT.

31) RESTRICTIONS TO RUN WITH LAND. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL LOT OWNERS OF MARELM MEADOWS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. ANY SUCH REVISION SHALL NOT TAKE EFFECT UNTIL PROPERLY FILED FOR RECORD WITH THE LOGAN COUNTY RECORDER.

32) ENFORCEMENT. THESE RESTRICTIONS SHALL BE FOR THE BENEFIT OF ALL OF THE LOT OWNERS OF MARELM MEADOWS AND THE PROPRIETOR HEREIN. ENFORCEMENT OF THESE RESTRICTIONS SHALL BE BY PROCEEDINGS AT LAW OR EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY RESTRICTION. EITHER TO RESTRAIN ANY VIOLATION OR TO RECOVER DAMAGES, INCLUDING ATTORNEY FEES AND COURT COSTS RESULTING FROM SAID VIOLATION, TOGETHER WITH ANY OTHER REMEDY PERMISSIBLE UNDER OHIO LAW.

33) SEVERABILITY. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

34) DRAINAGE SYSTEM. THE DRAINAGE EASEMENTS, AND THE DRAINAGE INFRASTRUCTURE LOCATED WITHIN UTILITY EASEMENTS, AS INDICATED ON THE PLAT, SHALL BE FOR THE DETENTION AND TRANSPORT OF SURFACE AND STORM WATERS FROM THE DEVELOPMENT AND SHALL BE FOR THE BENEFIT OF ALL LOT OWNERS EXCEPT AS SET FORTH HEREINAFTER. THE DRAINAGE EASEMENTS, AND THE DRAINAGE INFRASTRUCTURE LOCATED WITHIN UTILITY EASEMENTS, AS INDICATED ON THE PLAT, INCLUDING SUBSURFACE TILE AND CURTAIN DRAIN OUTLETS, SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE LOCATED. IN THE EVENT THAT LOGAN COUNTY, OHIO (THE "COUNTY"), AND/OR JEFFERSON TOWNSHIP, LOGAN COUNTY, OHIO (THE "TOWNSHIP"), AGREES TO ASSUME THE MAINTENANCE RESPONSIBILITIES FOR ALL OR A PORTION OF THE DRAINAGE EASEMENTS, AND THE DRAINAGE INFRASTRUCTURE LOCATED WITHIN UTILITY EASEMENTS, AS INDICATED ON THE PLAT (THE "ASSUMED PORTIONS"), THE OWNERS OF THE LOTS ON WHICH ANY OF THE ASSUMED PORTIONS ARE LOCATED SHALL NO LONGER BE RESPONSIBLE FOR MAINTAINING THE ASSUMED PORTIONS. THE MAINTENANCE OF ANY PORTIONS NOT ASSUMED SHALL REMAIN THE OBLIGATION AND RESPONSIBILITY OF THE OWNERS OF THE LOTS ON WHICH SUCH UNASSUMED PORTIONS ARE LOCATED. EACH OWNER HEREBY GRANTS EVERY OTHER OWNER IN THE DEVELOPMENT A RIGHT OF ENTRY UPON THE DRAINAGE EASEMENTS, AND UTILITY EASEMENTS (IF SUCH UTILITY EASEMENTS CONTAIN DRAINAGE INFRASTRUCTURE) LOCATED ON SUCH OWNER'S LOT TO INVESTIGATE AND IDENTIFY THE SOURCE OF ANY MALFUNCTION OF THE DRAINAGE SYSTEM IN THE DEVELOPMENT. FOR ANY ASSUMED PORTIONS OF THE DRAINAGE EASEMENTS, AND DRAINAGE INFRASTRUCTURE LOCATED WITHIN UTILITY EASEMENTS, THE RIGHT OF ENTRY GRANTED TO THE LOT OWNERS OF THE DEVELOPMENT IN THE PRECEDING SENTENCE SHALL NO LONGER APPLY. INSTEAD A RIGHT OF ENTRY SHALL BE GRANTED TO THE REPRESENTATIVES, EMPLOYEES AND AGENTS OF THE COUNTY AND/OR THE TOWNSHIP, FOR THE PURPOSE OF MAINTAINING THE DEVELOPMENT'S DRAINAGE SYSTEM.

EACH OWNER COVENANTS THAT NO EXCAVATION SHALL BE MADE, NO BUILDING SHALL BE ERRECTED AND NO MATERIALS SHALL BE STORED UPON THE PREMISES UNTIL THE PROPRIETOR SHALL HAVE APPROVED SAID PLANS AND SPECIFICATIONS IN WRITING, WHICH APPROVAL SHOULD NOT BE UNREASONABLY WITHHELD.

6) EASEMENT. ALL EASEMENTS OR RIGHTS-OF-WAY INDICATED ON THIS PLAT ARE FOR THE ERRECTION, CONSTRUCTION, MAINTENANCE REPAIR AND INSTALLATION OF ANY OR ALL UTILITIES, BOTH PUBLIC AND PRIVATE. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY, PUBLIC OR PRIVATE, OR ITS EMPLOYEES OR REPRESENTATIVES OR ANYONE ACTING FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED. IN ADDITION TO EASEMENTS SHOWN ON THE MARELM MEADOWS SUBDIVISION PLAT, A ONE FOOT DIAMETER EXCLUSIVE EASEMENT IS RESERVED AT ALL PROPERTY CORNERS AND CHANGES IN PROPERTY DIRECTION FOR MONUMENTATION AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT, NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY EASEMENT.

7) DRAINAGE. NO CONSTRUCTION, GRADING OR OTHER IMPROVEMENTS SHALL BE MADE TO THE REAL ESTATE IF SUCH CONSTRUCTION, GRADING OR OTHER IMPROVEMENT WOULD INTERFERE OR OTHERWISE ALTER THE GENERAL GRADING AND DRAINAGE PLAN OF THE SURROUNDING REAL ESTATE OR ANY EXISTING SWALES, FLOODWAYS OR OTHER DRAINAGE CONFIGURATIONS.

8) WALLS AND FENCES. NO WALLS OR FENCES OF ANY TYPE (EXCEPT FOR HEDGES ALLOWABLE PURSUANT TO PARAGRAPH 9) SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THE AREA EXTENDING BETWEEN SIDE LOT LINES ACROSS THE FRONT OF A LOT AND FROM THE FRONT LOT LINE TO THE FRONT OF THE RESIDENCE HOUSE. PROPERTY LINE FENCES TO THE REAR AND THE SIDES SHALL BE ESTHETICALLY CONSTRUCTED AND MAINTAINED AND NO GREATER THAN 6 FEET IN HEIGHT, EXCEPT FOR FENCES AROUND SWIMMING POOLS WHICH SHALL COMPLY WITH JEFFERSON TOWNSHIP REGULATIONS. NO CHAIN-LINK FENCES SHALL BE PERMITTED ON ANY LOT.

9) HEDGES. NO HEDGE (I.E., A ROW OF CLOSELY PLANTED SHRUBS OR LOW-GROWING TREES FORMING A BOUNDARY OR FENCE) WITHIN THE FRONT 50-FOOT SET BACK AREA SHALL HAVE A HEIGHT OF MORE THAN 3 FEET ABOVE THE FINISHED GRADED SURFACE AT THE HEDGE.

10) GRADING. RESIDENCE LOTS SHALL BE PROPERLY GRADED TO FIT THE EXISTING TOPOGRAPHY OF SUCH LOTS AND SUCH GRADED AREAS SHALL BE SEEDED TO A LAWN WITHIN TWELVE MONTHS OF TAKING OCCUPANCY.

11) DRIVEWAYS. ALL DRIVEWAYS MUST BE ASPHALT CONCRETE OR CONCRETE, AND MUST BE COMPLETED WITHIN ONE (1) YEAR FROM THE TIME OCCUPANCY OF THE RESIDENCE OCCURS. NO DRIVEWAY MAY ENTER A LOT FROM TOWNSHIP ROAD 55. ALL DRIVEWAYS MUST ENTER A LOT FROM ONE OF THE STREETS LOCATED WITHIN THE DEVELOPMENT.

12) SIDEWALKS. CONCRETE OR BRICK SIDEWALKS SHALL BE PROVIDED FROM THE FRONT DOOR OF THE RESIDENCE TO THE DRIVEWAY. SAID SIDEWALKS MUST BE A MINIMUM OF 4 FEET WIDE.

13) BUILDING EXITS. RESIDENCES SHALL HAVE FRONT AND REAR OR SIDE DOOR EXITS.

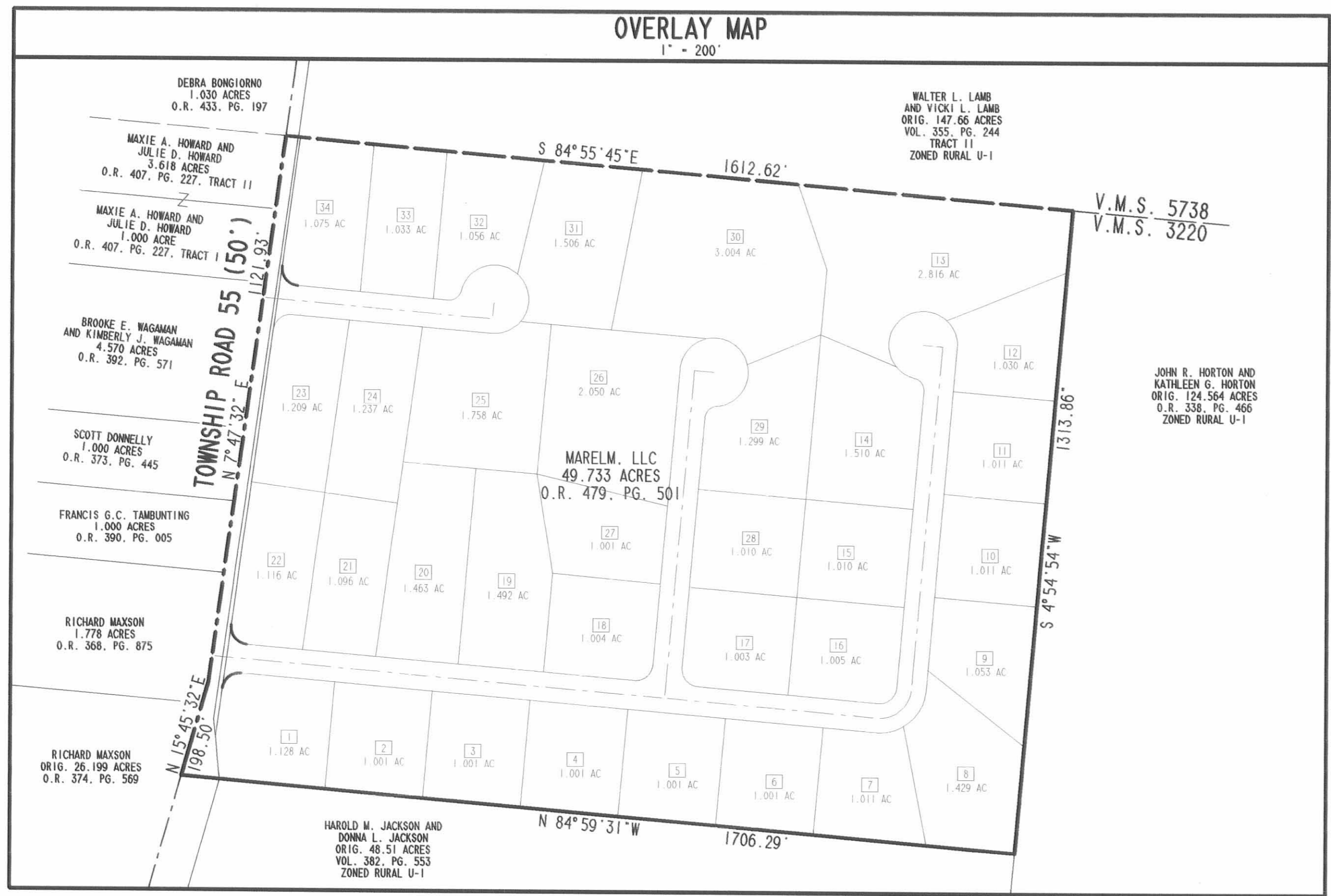
14) ROOF OF BUILDING. THE SLOPE OF THE ROOF ON ALL ONE STORY BUILDINGS SHALL BE A RATIO OF NOT LESS THAN 6 FEET VERTICAL FOR EACH 12 FEET FOR HORIZONTAL.

15) SETBACK LINES. THE BUILDING SET BACK LINES SHALL BE AS DEPICTED ON THE DEVELOPMENT PLAT. IF NOT DEPICTED ON THE DEVELOPMENT PLAT, ALL FRONT SET BACK LINES SHALL BE NOT LESS THAN 50 FEET FROM THE FRONT LOT LINE. ALL SIDE SET BACK LINES SHALL BE NOT LESS THAN 20 FEET FROM THE SIDE LOT LINES, AND ALL REAR SET BACK LINES SHALL BE NOT LESS THAN 30 FEET FROM THE REAR LOT LINE.

16) TEMPORARY STRUCTURE. NO TRAILER, MOTOR HOME, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDINGS SHALL BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

17) WASTE DISPOSAL. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION AND REMOVED FROM VIEW OF ADJUTING PROPERTIES.

18) MOWING. ALL LOTS WHICH HAVE BEEN DEVELOPED BUT NOT BUILT UPON SHALL BE MAINTAINED BY THE OWNERS OF SUCH LOTS TO INCLUDE AT LEAST TWO (2) MOWINGS EACH, NOT LATER THAN JUNE 15 FOR THE FIRST MOWING AND SEPTEMBER 15 FOR THE SECOND MOWING.



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