

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS was executed on this 12th day of April, 1991, at Lancaster, Ohio, by the undersigned (hereinafter Declarant), who is the owner of the properties described in "Exhibits A through L" attached hereto and incorporated herein by reference as if fully set forth.

WHEREAS, Declarant desires to create, for the benefit of future owners of such properties, their heirs and assigns, a common scheme of development of such properties by imposing upon such future owners, their heirs and assigns, certain covenants, conditions, and restrictions regarding the use of such properties.

NOW THEREFORE, it is hereby declared that each of the aforesaid lots shall be conveyed subject to the covenants, conditions, and restrictions hereby created and that by the acceptance of such conveyances, the grantees thereof, for themselves, their successors in interest and assigns, shall agree to be bound by the terms of this Declaration, which shall be specifically referred to in such deeds of conveyance. Such covenants, conditions, and restrictions, which shall run with the land, are as follows:

(a) The premises may be used for single family residence purposes or other lawful uses permitted under applicable zoning laws and not otherwise specifically prohibited by these covenants and restrictions.

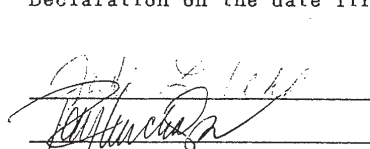
(b) No livestock shall be raised on the premises (for purposes of this covenant, horses kept on the premises for personal use shall not be considered livestock).

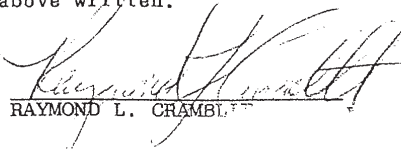
(c) Any single family residence constructed on the premises shall contain at least 1,400 square feet of living area on the ground floor, if the residence is a one floor plan, and shall contain at least a total of 2,000 square feet of living area on the ground and upper floors if the residence is a two floor plan.

(d) As an accessory to any residence built on the subject premises, a garage for two or more vehicles may be constructed on the premises contemporaneously with or subsequent to the construction of the residence. Buildings that are accessory to any permitted use of the premises may also be constructed thereon.

(e) Any residence constructed on the premises shall have a roof pitch of 4-12 or greater.

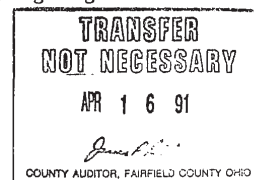
IN WITNESS WHEREOF, the Declarant has executed this Declaration on the date first above written.



  
RAYMOND L. CRAMBLIT

STATE OF OHIO, FAIRFIELD COUNTY, SS.

Before me, a Notary Public, in and for said county and state, personally appeared the above-named Raymond L. Cramblit, who acknowledged that he did sign and seal the foregoing



instrument and that the same is his free act and deed and the free act and deed of said partnership.

In Testimony Whereof, I have hereunto set my hand and official seal at Lancaster, Ohio, this 14th day of April, 1991.

*Jodi L. Uhl*  
JODI L. UHL  
Notary Public, State of Ohio  
My commission expires 11-1-92

This instrument was signed by Ray R. Michalski, Attorney at Law, Dagger, Johnston, Miller, Ogilvie & Hampson, 144 East Main Street, P O Box 667, Lancaster, Ohio 43130-0667.

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RECEIVED IN FAIRFIELD COUNTY, OHIO  
APR 17 1991  
RECORDED  
RECORD VOL 590 PAGE 871

APR 16 1991

*Gene Wood*  
Recorder - Fairfield County, Ohio

EXHIBIT A

Lot 1

Situated in the State of Ohio, County of Fairfield, and Township of Greenfield, Township 15, Range 19, Section 14.

Beginning at a point in Coonpath Road, said point being South  $89^{\circ} 14' 00''$  East a distance of 2032.80 feet from the Southwest corner of the Southeast Quarter of Section 14; thence North  $00^{\circ} 12' 18''$  East, passing over a  $5/8$  inch rebar set at 30.00 feet, a distance of 580.80 feet to a  $5/8$  inch rebar set; thence South  $89^{\circ} 14' 00''$  East a distance of 150.00 feet to a  $5/8$  inch rebar set; thence South  $00^{\circ} 12' 18''$  West, passing over a  $5/8$  inch rebar set at 550.80 feet, a distance of 580.80 feet to a point in Coonpath Road; thence North  $89^{\circ} 14' 00''$  West a distance of 150.00 feet to the point of beginning, containing 2.000 acres.

Bearing are based on the centerline of Coonpath Road being South  $89^{\circ} 14' 00''$  East. Rebars set are  $5/8$  inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in May, 1990, and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

## EXHIBIT B

## Lot 3

Situated in the State of Ohio, County of Fairfield, and Township of Greenfield, Township 15, Range 19, Section 14.

Beginning at a point in Coonpath Road, said point being South  $89^{\circ} 14' 00''$  East a distance of 1732.80 feet from the Southwest corner of the Southeast Quarter of Section 14; thence North  $00^{\circ} 12' 18''$  East, passing over a  $5/8$  inch rebar set at 30.00 feet, a distance of 580.80 feet to a  $5/8$  inch rebar set; thence South  $89^{\circ} 14' 00''$  East a distance of 150.00 feet to a  $5/8$  inch rebar set; thence South  $00^{\circ} 12' 18''$  West, passing over a  $5/8$  inch rebar set at 550.80 feet, a distance of 580.80 feet to a point in Coonpath Road; thence North  $89^{\circ} 14' 00''$  West a distance of 150.00 feet to the point of beginning, containing 2.000 acres.

Bearings are based on the centerline of Coonpath Road being South  $89^{\circ} 14' 00''$  East. Rebars set are  $5/8$  inch be 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in May, 1990, and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

EXHIBIT C

Lot 4

Situated in the State of Ohio, County of Fairfield, and Township of Greenfield, Township 15, Range 19, Section 14.

Beginning at a point in Coonpath Road, said point being South 89° 14' 00" East a distance of 1582.80 feet from the Southwest corner of the Southeast Quarter of Section 14; thence North 00° 12' 18" East, passing over a 5/8 inch rebar set at 30.00 feet, a distance of 580.80 feet to a 5/8 inch rebar set; thence South 89° 14' 00" East a distance of 150.00 feet to a 5/8 inch rebar set; thence South 00° 12' 18" West, passing over a 5/8 inch rebar set at 550.80 feet, a distance of 580.80 feet to a point in Coonpath Road; thence North 89° 14' 00" West a distance of 150.00 feet to the point of beginning, containing 2.000 acres.

Bearings are based on the centerline of Coonpath Road being South 89° 14' 00" East. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in May, 1990, and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

VOL 590 PAGE 876  
Description of 5.100 Acres

EXHIBIT D

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being part of the property described in a deed to Raymond L. Cramblit as recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 14'00" East a distance of 862.80 feet from the southwest corner of the southeast quarter of Section 14;

thence North 00°12'18" East, passing over a 5/8 inch rebar set at 30.00 feet, a distance of 770.60 feet to a 5/8 inch rebar set;

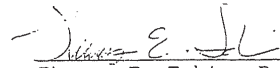
thence South 89°14'00" East a distance of 300.00 feet to a 5/8 inch rebar set;

thence South 00°12'18" West, passing over a 5/8 inch rebar set at 710.60 feet, a distance of 740.60 feet to a point in Coonpath Road;

thence North 89°14'00" West with said road a distance of 300.00 feet to the point of beginning, containing 5.100 acres.

Bearings are based on the centerline of Coonpath Road being North 89° 14'00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

  
Thomas E. Tobin, P.S.  
July 26, 1990

Description of 5.632 Acres

EXHIBIT E

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being part of the property described in a deed to Raymond L. Cramblit as recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 14'00" East a distance of 461.40 feet from the southwest corner of the southeast quarter of Section 14;

thence North 01°46'18" East, passing over a 5/8 inch rebar set at 30.00 feet, a distance of 740.68 feet to a 5/8 inch rebar set;

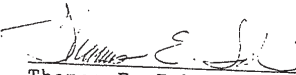
thence South 89°14'00" East a distance of 321.14 feet to a 5/8 inch rebar set;

thence South 00°12'18" West, passing over a 5/8 inch rebar set at 710.60 feet, a distance of 740.60 feet to a point in Coonpath Road;

thence North 89°14'00 West with said road a distance of 341.40 feet to the point of beginning, containing 5.632 acres.

Bearings are based on the centerline of Coonpath Road being North 89° 14'00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

  
Thomas E. Tobin, P.S.  
July 26, 1990

## EXHIBIT F

## Description of 5.889 Acres

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being part of the property described in a deed to Raymond L. Cramblit as recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 14'00" East a distance of 60.00 feet from the southwest corner of the southeast quarter of Section 14;

thence North 01°00'03" East, passing over a 5/8 inch rebar set at 30.00 feet, a distance of 740.57 feet to a 5/8 inch rebar set;

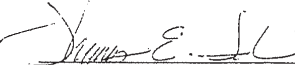
thence South 89°14'00" East a distance of 351.37 feet to a 5/8 inch rebar set;

thence South 01°46'18" West, passing over a 5/8 inch rebar set at 710.68 feet, a distance of 740.68 feet to a point in Coonpath Road;

thence North 89°14'00" West with said road a distance of 341.40 feet to the point of beginning, containing 5.889 acres.

Bearings are based on the centerline of Coonpath Road being North 89° 14'00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

  
Thomas E. Tobin, P.S.  
July 26, 1990

Description of 8.684 Acres

EXHIBIT G

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being part of the property described in a deed to Raymond L. Cramblit as recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 14'00" East a distance of 2182.80 feet from the southwest corner of the southeast quarter of Section 14;

thence North 00°12'18" East, passing over a 5/8 inch rebar set at 60.00 feet, a distance of 580.80 feet to a 5/8 inch rebar set;

thence North 89°14'00" West a distance of 600.00 feet to a 5/8 inch rebar set;

thence North 00°12'18" East a distance of 517.23 feet to a 5/8 inch rebar set;

thence South 89°42'01" East, passing over a 5/8 inch rebar set at 115.22 feet, a distance of 662.05 feet to a 3/4 inch iron pipe found;

thence South 00°39'41" West a distance of 246.76 feet to a 3/4 inch iron pipe found;

thence South 00°14'00" West a distance of 243.93 feet to a 3/4 inch iron pipe found;

thence South 00°12'18" West a distance of 612.72 feet to a point in Coonpath Road;

thence North 89°14'00" West with said road a distance of 60.00 feet to the point of beginning, containing 8.684 acres.

Bearings are based on the centerline of Coonpath Road being North 89° 14'00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

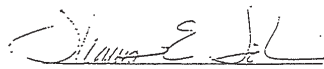
  
Thomas E. Tobin, P.S.  
July 26, 1990

EXHIBIT H

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being part of the property described in a deed to Raymond L. Cramblit as recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 4'00" East a distance of 1462.80 feet from the southwest corner of the southeast quarter of Section 14;

thence North 00° 12'18" East, passing over a 5/8 inch rebar set at 0.00 feet, a distance of 740.60 feet to a 5/8 inch rebar set; thence North 89° 14'00" West, passing over a 5/8 inch rebar set at 00.00 feet, a distance of 600.00 feet to a 5/8 inch rebar set; thence North 04° 51'11" East a distance of 550.00 feet to a 5/8 inch rebar set;

thence South 65° 53'54 East, passing over a 5/8 inch rebar set at 427.50 feet, a distance of 673.10 feet to a 5/8 inch rebar set; thence South 00° 12'18" West, passing over a 5/8 inch rebar set at 992.59 feet, a distance of 1022.59 feet to a point in Coonpath Road; thence North 89° 14'00" West with said road a distance of 60.00 feet to the point of beginning, containing 7.168 acres.

Bearings are based on the centerline of Coonpath Road being North 89° 14'00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

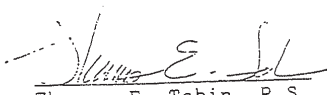
  
Thomas E. Tobin, P.S.  
July 26, 1990

EXHIBIT I

Lot 11

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being a part of the property described in a deed to Raymond L. Cramblit as recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 14' 00" East a distance of 401.40 feet from the southwest corner of the southeast quarter of Section 14; thence North 01° 46' 18" East, passing over 5/8 inch rebars set at 30.00 feet and 740.68 feet, a distance of 1490.68 feet to a 5/8 inch rebar set; thence South 89° 00' 51" East a distance of 421.46 feet to a stone found; thence South 04° 51' 11" West a distance of 750.18 feet to a 5/8 inch rebar set; thence North 89° 14' 00" West a distance of 321.14 feet to a 5/8 inch rebar set; thence South 01° 46' 18" West, passing over a 5/8 inch rebar set at 710.68 feet, a distance of 740.68 feet to a point in Coonpath Road; thence North 89° 14' 00" West with said road a distance of 60.00 feet to the point of beginning, containing 7.922 acres.

Bearings are based on the centerline of Coonpath Road and being North 89° 14' 00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc., in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

0599u

## EXHIBIT J

Lot 12

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being a part of the property described in a deed to Raymond L. Cramblit as recorded in Volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point also being the southwest corner of the southeast quarter of Section 14; thence North  $01^{\circ} 00' 03''$  East, passing over a 5/8 inch rebar set at 30.00 feet, a distance of 1492.07 feet to a 5/8 inch rebar set; thence South  $89^{\circ} 00' 51''$  East a distance of 421.46 feet to a 5/8 inch rebar set; thence South  $01^{\circ} 46' 18''$  West a distance of 750.00 feet to a 5/8 inch rebar set; thence North  $89^{\circ} 14' 00''$  West a distance of 351.37 feet to a 5/8 inch rebar set; thence South  $01^{\circ} 00' 03''$  West, passing over a 5/8 inch rebar set at 710.57 feet, a distance of 740.57 feet to a point in Coonpath Road; thence North  $89^{\circ} 14' 00''$  West with said road a distance of 60.00 feet to the point of beginning, containing 8.196 acres.

Bearings are based on the centerline of Coonpath Road being North  $89^{\circ} 14' 00''$  West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc., in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

0599u

Description of 7.866 Acres

EXHIBIT K

Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being part of the property described in a deed to Raymond L. Cramblit as recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 4'00" East a distance of 1522.80 feet from the southwest corner of the southeast quarter of Section 14;

thence North 00° 12' 18" East, passing over a 5/8 inch rebar set at 0.00 feet, a distance of 1022.59 feet to a 5/8 inch rebar set;

thence North 65° 53' 54" West a distance of 245.60 feet to a 5/8 inch rebar set;

thence North 00° 44' 12" East a distance of 656.95 feet to a 5/8 inch rebar set;

thence South 88° 44' 16" East a distance of 400.00 feet to a 5/8 inch rebar set;

thence South 00° 44' 12" West, passing over a 5/8 inch rebar set at 513.10 feet, a distance of 674.40 feet to a 5/8 inch rebar set;

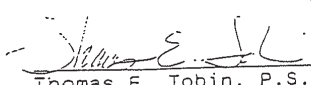
thence North 89° 42' 01" West a distance of 115.22 feet to a 5/8 inch rebar set;

thence South 00° 12' 18" West, passing over 5/8 inch rebars set at 517.23 feet and 1068.03 feet, a distance of 1098.03 feet to a point in Coonpath Road;

thence North 89° 14' 00" West with said road a distance of 60.00 feet to the point of beginning, containing 7.866 acres.

Bearings are based on the centerline of Coonpath Road being North 89° 14' 00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

  
Thomas E. Tobin, P.S.  
July 26, 1990

## EXHIBIT L

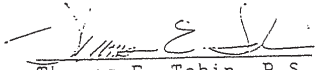
Situated in the State of Ohio, Fairfield County, Greenfield Township, Township 15, Range 19, Section 14.

Being part of the property described in a deed to Raymond L. Cramblit s recorded in volume 582, page 254, and being further described as follows:

Beginning at a point in Coonpath Road, said point being South 89° 4'00" East a distance of 802.80 feet from the southwest corner of the southeast quarter of Section 14;  
thence North 00°12'18" East, passing over a 5/8 inch rebar set at 0.00 feet, a distance of 740.60 feet to a 5/8 inch rebar set;  
thence North 04°51'11" East a distance of 750.18 feet to a stone found;  
thence North 01°19'50" East a distance of 291.72 feet to a 5/8 inch rebar set;  
thence South 88°44'16" East a distance of 435.06 feet to a 5/8 inch rebar set;  
thence South 00°44'12" West a distance of 656.95 feet to a 5/8 inch rebar set;  
thence North 65°53'54" West a distance of 427.50 feet to a 5/8 inch rebar set;  
thence South 04°51'11" West a distance of 550.00 feet to a 5/8 inch rebar set;  
thence South 00°12'18" West, passing over a 5/8 inch rebar set at 710.60 feet, a distance of 740.60 to a point in Coonpath Road;  
thence North 89°14'00" West with said road a distance of 60.00 feet to the point of beginning, containing 7.484 acres.

Bearings are based on the centerline of Coonpath Road being North 89° 14'00" West. Rebars set are 5/8 inch by 36 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

Description is based on a survey made by Tobin-McFarland Surveying, Inc. in July 1990 and was prepared by Thomas E. Tobin, Registered Professional Surveyor No. 6363.

  
Thomas E. Tobin, P.S.  
July 26, 1990