

EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS - For Amendment To Easements, etc. See MISC. Vol. 10

The following easements, covenants, conditions and restrictions are to run with the land and be binding upon and inure to the benefit of all persons claiming title to Lots 1 through 9, inclusive, of the subdivision known as May-Mar Estates, and shall be effective henceforth from and after the platting thereof, whether or not reference hereto is made in the conveyance thereof. 1. Lots shall be used exclusively for single-family purposes only, and not for any business, commercial, or multi-family residential purpose. No any lot, except for signs offering said lot for sale or lease or a sign provided for in paragraph 9 hereof.

2. No more than one dwelling shall be erected, constructed or otherwise placed upon any lot and each dwelling shall be a single-family dwelling which contains not less than 1200 square feet of living area for lots 1 and 4 and 1300 square feet of living area for all other lots, exclusive of basement, garage and out-buildings, and situated upon a permanent type conventional foundation. 3. No mobilehome, house-trailer, modular home or similar structure or vehicle shall be placed upon any lot; provided, however, that one recreational vehicle may be parked thereon so long as the same is not used or intended to be used for residential purposes while so parked.

4. No original lot as marked and delineated upon the plat of this subdivision, shall be further subdivided into two or more parcels except that the owner-developer and her children who may own any lots herein may further subdivide, and thereafter, all parcels resulting from the further subdivision of such original lots shall be subject to each and every provision hereof. 5. No parking shall be permitted or suffered upon the paved or travelled portion of said private roadway. 6. All oil, gas and minerals are reserved unto the owner-developer, her heirs, successors and assigns but all right of access from the surface of any lot in Way-Mar Estates is surrendered except for any lot owned by the owner of any oil, gas, and mineral interest.

7. Joseph Wycoff is hereby appointed agent of developer-owner for the purpose of architectural control and is hereby authorized to grant exceptions in writing to paragraphs 2, 4, 5, 6 and 12 of these restrictions for such time as the owner-developer continues to own any of the lots of this subdivision. After such time as the owner-developer has disposed of all of the lots herein architectural control and restrictions to the restrictions herein shall be by the majority vote of resident, fee owners of this subdivision. 8. No building shall be constructed within the following bounds: Lot 1: 50 feet from the south edge of travelled portion of County Road 346 and 25 feet from the West lot line; Lot 2: 50 feet from the south edge of the travelled portion of County Road 346 and 25 feet from any other lot line; Lot 3: 50 feet from the South edge of the travelled portion of County Road 346 or 40 feet from the East edge of the plated South-bound road or within 25 feet of any other lot line; Lots 4, 5, 6, 7, 8 and 9: 40 feet from the edge of the plated South-bound road or within 25 feet of any other lot line.

9. Lot 3 is subject to an easement in the Northwest corner thereof for the erection of a sign designating Way-Mar Estates at a location to be designated by the owner-developer and being not more than 24 square feet on the ground. 10. Lots 7 and 8 are subject to a right of way for a road 50 feet in width along their common boundary, 25 feet off the Southeast side of Lot 8 and 25 feet off the Northwest side of Lot 7, said right of way to be for a public road and utility easements. 11. Lots 3, 4, 5, 6, 7, 8, and 9 are subject to five foot easements for utilities as depicted on the plat. 12. No buildings other than residences and residential garages shall be constructed on any lot of this subdivision.

CONSENT TO PLAT

The undersigned, Robert E. Gaither and Mary Virginia Gaither, husband and wife, being the fee owners of a 5.195 acre parcel immediately northwest of the lots of Way-Mar Estates as is further set forth in Volume 311 at page 975 of the Deed Records of Guernsey County, Ohio, to which reference is made, hereby consent to the plat and acknowledge that it modifies the non-exclusive right of way along the easterly boundary of their land. Robert E. Gaither and Mary Virginia Gaither hereby reserve access to the plated north-south road adjacent to their east line subject to this plat.

Signed and acknowledged in presence of us: Robert E. Gaither, Mary Virginia Gaither

STATE OF OHIO, COUNTY OF GUERNSEY, SS:

On this 12th day of April A.D. 1976, before me, a notary public in and for said County, personally came Robert E. Gaither and Mary Virginia Gaither, husband and wife, and acknowledged the signing herein to be their voluntary act and deed.

WITNESS my official signature and seal on the day last above mentioned. Notary Public Joseph A. Wycoff My commission expires: 1/29/1979



APPROVALS AND ACCEPTANCES

The within plat of Way-Mar Estates, a subdivision located in Cambridge Township, Guernsey County, Ohio, is hereby accepted and approved this 12th day of April, 1976.

GUERNSEY REGIONAL PLANNING COMMISSION By: [Signature] Guernsey County, Ohio

GUERNSEY COUNTY COMMISSIONERS and approved by said County Commissioners. The County Commissioners of Guernsey County, Ohio, hereby approve and accept this plat as dedicated this 8th day of April, 1976, including the dedication of the public road as shown thereon; provided, however, that said road shall not be accepted for public use until the same has been completed

Attest: Clerk [Signature] County Commissioners [Signature] County Commissioners [Signature] County Commissioner [Signature]

GUERNSEY COUNTY ENGINEER The within plat of Way-Mar Estates subdivision is hereby approved this 8th day of April, 1976. [Signature] Guernsey County Engineer

GUERNSEY COUNTY GENERAL HEALTH DISTRICT The within plat of Way-Mar Estates is hereby approved with regard to proposed water supply and sewage disposal systems this 8th day of April, 1976. [Signature] SANITARIAN

GUERNSEY COUNTY AUDITOR The land herein plated as Way-Mar Estates has been duly transferred this 13th day of April, 1976. FEE PAID \$ 3.12 [Signature] Auditor, Guernsey County, Ohio

GUERNSEY COUNTY RECORDER The within plat of Way-Mar Estates and easements, covenants, conditions and restrictions pertaining thereto were received for record at 3:50 o'clock P.M., this 13th day of April, 1976, and recorded in Volume 12 at page 102 + 103, Plat Records, Guernsey County, Ohio. FEE PAID: \$ 16.00 [Signature] Recorder, Guernsey County, Ohio